



18 Chequers Avenue, Wombourne, Wolverhampton, South Staffordshire, WV5 9BE

18 Chequers Avenue, Wombourne, Wolverhampton, South Staffordshire, WV5 9BE

A particularly attractive semi-detached family home situated in a quiet cul-de-sac off Orton Lane in the popular village of Wombourne

Wombourne Village - 0.7 miles, Wolverhampton - 4.7 miles, Birmingham - 14.8 miles (All distances are approximate) (EPC: D). WOMBOURNE OFFICE.

LOCATION

Chequers Avenue is a cul-de-sac situated off Orton Lane on the outskirts of Wombourne Village the centre of which provides a wide variety of local amenities including shops, doctors, dentists, library and leisure centre. Primary and secondary schooling is provided in the village and there are regular public transport services to Wolverhampton City Centre.

DESCRIPTION

18 Chequers Avenue is a semi-detached property with a double driveway suitable for off road parking for several vehicles and there is a large garage which widens towards the rear to adequately offer storage or potential for the kitchen to be extended, subject to gaining the necessary planning permissions and consents. The property comprises an open plan lounge and dining area, modern refitted kitchen, three bedrooms and a family bathroom and benefits further from gas central heating and UPVC double glazing.

ACCOMMODATION

An open PORCH leads through to the ENTRANCE HALL with UPVC opaque double glazed door with matching side panels, staircase rising to the first floor landing and storage cupboard with understairs area with hanging rail. There is a LOUNGE with a double glazed window to the front elevation, open fireplace with reclaimed surround, tiled mantle and hearth. The DINING AREA has double glazed sliding patio doors onto the rear garden and the KITCHEN has been re-fitted to an extremely high standard and features a range of wall and base units with complementary work surfaces with splashback return, inset 1½ bowl sink and drainer with stainless steel mixer tap, double glazed window to the rear elevation, integrated oven with induction hob and

extractor, integrated dishwasher, space for washing machine and fridge and a double glazed door leading into the garage.

The staircase rises to the first floor LANDING which has a double glazed window to the side elevation, loft access, airing cupboard with inset shelving and further storage cupboard. There is a PRINCIPAL BEDROOM with a window to the rear. BEDROOM TWO has a window to the front of the property and the THIRD BEDROOM is a good size and has a double glazed window overlooking the rear garden. The re-fitted, modern SHOWER ROOM has a shower cubicle, pedestal wash hand basin, low level WC, double glazed opaque window to the front elevation, tiling to the walls and floor and chrome heated ladder towel rail.

OUTSIDE

The property is approached over a driveway which affords off road parking for several vehicles and gives access to the GARAGE which is of a generous size with double doors to the front, double glazed windows to the back garden and a wooden door into the garden. There is a low dwarf wall and shaped lawn.

The REAR GARDEN is a good size with a shaped lawn, full width patio, steps leading to a further area with fully stocked, gravel borders, pergola and fencing to boundary.

SERVICES

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND C - South Staffordshire DC.
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

**13/15 High Street
Tettenhall
Wolverhampton
WV6 8QS
01902 747744**

tettenhall@berrimaneaton.co.uk

**22/23 Whitburn Street
Bridgnorth
Shropshire
WV16 4QN
01746 766499**

bridgnorth@berrimaneaton.co.uk

**High Street
Wombourne
Wolverhampton
WV5 9DP
01902 326366**

wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers around
£275,000

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



18 CHEQUERS AVENUE **WOMBOURNE**

HOUSE: 77.1sq.m. 830sq.ft.
GARAGE: 26sq.m. 280sq.ft.
TOTAL: 103.1sq.m. 1110sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



