



35 Chalmers Road, Dudley, DY3 4BJ

BERRIMAN  
EATON

# 35 Chalmers Road, Dudley, DY3 4BJ

35 Chalmers Road is a well positioned semi-detached family home occupying an enviable position on the development with views across to the Stacks and Baggeridge Park. There is off road parking and single garage and an enclosed rear garden.

WOMBOURNE OFFICE  
EPC: B

## LOCATION

Chalmers Road is situated on the popular Baggeridge Village Estate with elevated views across Baggeridge Park. The neighbouring facilities of Sedgley and Wombourne High Streets are close by with commuter access and transport links to the motorway network. The further amenities of Wolverhampton City Centre, Stourbridge and Dudley are all within convenient travelling distance and the area is well served by schooling in both sectors.

## DESCRIPTION

35 Chalmers Road is a well positioned semi-detached family home occupying an enviable position on the development with views across to the Stacks and Baggeridge Park. There is off road parking and single garage and an enclosed rear garden. The internal accommodation briefly comprises living room, dining kitchen with separate utility room and downstairs cloakroom/wc to the ground floor. The principal bedroom with en-suite and dressing area is situated on the first floor together with the family bathroom and a further double bedroom. To the second floor there are two further bedrooms and a shower room/wc.

## ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a composite door and has a radiator and the staircase rising to the first floor landing with wooden balustrades. The downstairs CLOAKROOM has a pedestal wash hand basin with tiled splash back, low level W.C. and a radiator. The LIVING ROOM has double glazed leaded bay windows to the front and side elevations and two radiators. The KITCHEN is fitted with a range of high quality wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, integrated double oven with 6 ring gas hob and fitted extractor hood over. There are a range of integrated appliances including dishwasher, fridge and freezer and a double glazed window to the rear elevation. The DINING AREA has a radiator, a double glazed leaded walk-in bay window to the side elevation, a double glazed walk-in bay with French door to the rear garden. The UTILITY is fitted with a range of complementary wall and base units with fitted work surface, space and plumbing for washing machine and tumble dryer and a radiator.

The stair case rises to the first floor LANDING with a radiator and large walk-in storage cupboard housing the hot water cylinder. The FAMILY BATHROOM has a contemporary Sottini suite and comprises panelled bath, pedestal wash hand basin and low level W.C. There is a heated ladder towel rail, part tiled walls, tiled floor and a double glazed opaque leaded window to the rear elevation. The PRINCIPAL BEDROOM has radiator, double glazed leaded window to the front elevation and a DRESSING AREA with a range of fitted wardrobes with part mirrored doors. The EN-SUITE has a walk-in shower cubicle, a Sottini pedestal wash hand basin and low level W.C. There is a heated ladder towel rail, part tiled walls, tiled floor and a double glazed leaded opaque window. BEDROOM TWO has a radiator and a double glazed leaded window to the front elevation. A staircase rises to the SECOND FLOOR with wooden balustrades and a double glazed leaded window at the half landing. There is a walk-in storage cupboard and a radiator. BEDROOM THREE has a radiator and a double glazed leaded window to the front elevation. BEDROOM FOUR has a radiator and a double glazed leaded window to the front elevation. The SHOWER ROOM has a walk-in cubicle, Sottini pedestal wash hand basin and low level W.C. There is a large heated ladder towel rail, extractor, part tiled walls and tiled floor.

## OUTSIDE

The property occupies a generous corner plot with stunning views. There is a large foregarden with a pathway leading to the door. There is gated access to the rear garden which has fencing to the boundary and comprises paved and graveled patio area with lawn area. There is access to the GARAGE with an elevating door and is fronted by a tarmac driveway providing off road parking.

## TENURE

FREEHOLD

## 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.

### Tettenhall Office

01902 747744

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### Bridgnorth Office

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### Wombourne Office

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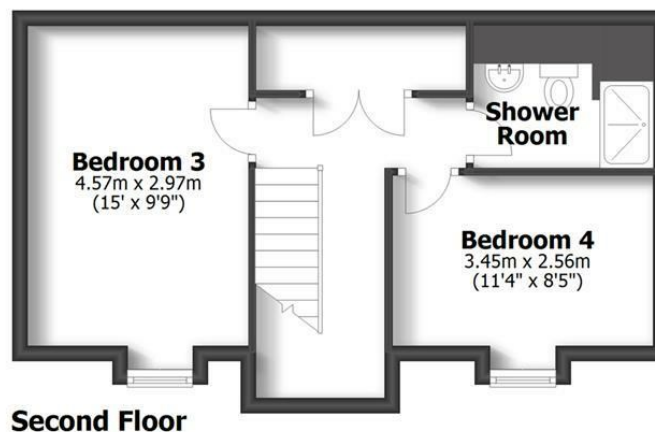
Offers Around  
£420,000

EPC: B

**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.



**35 CHALMERS ROAD  
BAGGERIDGE VILLAGE**



HOUSE: 131.8sq.m. 1418sq.ft.  
GARAGE: 14.8sq.m. 160sq.ft.  
**TOTAL: 146.6sq.m. 1578sq.ft.**

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

