



24 Chalmers Road, Baggeridge Village, Dudley, West Midlands, DY3 4BJ

BERRIMAN  
EATON



# 24 Chalmers Road, Baggeridge Village, Dudley, West Midlands, DY3 4BJ

This is a semi-detached family home, occupying a corner position with off road parking, detached garage and enclosed rear garden. The internal accommodation briefly comprises entrance hall, cloakroom/wc, living room, dining kitchen with integrated appliances and separate utility to the ground floor. To the first floor there is a principal bedroom with en-suite shower room, family bathroom and two further generous bedrooms. The property benefits from central heating, double glazing and no upward chain.

EPC : B  
WOMBOURNE OFFICE

## 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

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## ACCOMMODATION

The ENTRANCE HALL has a composite door, staircase rising to the first floor landing and radiator. The LIVING ROOM has double glazed windows to the front and side elevations and two radiators. The CLOAKROOM has a low level W/C, wash hand basin with mixer tap and radiator. The KITCHEN/DINING ROOM has double glazed French doors opening into the rear garden, two double glazed windows to the front and side elevations, spotlights and two radiators. The kitchen is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, integrated double oven, 6 ring gas hob and fitted chimney extractor, plumbing and space for dishwasher, space for fridge freezer and door into the UTILITY. This has a fitted worksurface with plumbing and space for washing machine and tumble dryer beneath, understairs storage cupboard and radiator.

The staircase rises to the FIRST FLOOR LANDING which has a double airing cupboard housing the hot water cylinder. Wooden balustrades, radiator and loft access. The PRINCIPAL BEDROOM has fitted wardrobes with one mirrored door, double glazed leaded window to the front elevation, radiator and door into the EN-SUITE SHOWER ROOM. This has a walk in shower, wash hand basin and low level WC, double glazed opaque window to the side elevation and part tiling to the walls. DOUBLE BEDROOM 2 has a double glazed window to the front elevation, storage cupboard with recess over the stairs and radiator. BEDROOM 3 has a double glazed window to the side and radiator. The FAMILY BATHROOM is fitted with a white suite comprising bath with shower over and screen, pedestal wash hand basin and mixer tap, low level WC and part tiling to the walls.

## OUTSIDE

There is a path leading to the front door with established planted borders either side. There is a side gate to the rear garden, which is enclosed by a fence, has a lawned area, patio and a further gate to the DRIVEWAY and GARAGE. The drive is tarmacked for one car and the garage has an elevating door.

There is a small development charge for maintenance of the communal areas which is currently £227.44 per annum.

TENURE WE UNDERSTAND THAT THE PROPERTY IS 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

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

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### Lettings Office

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### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

£375,000

EPC: B

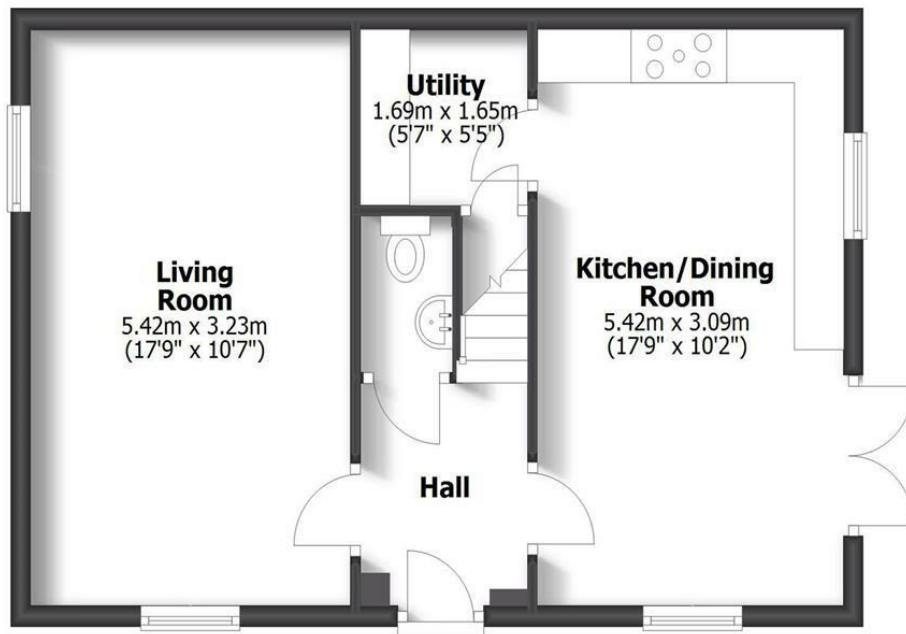
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



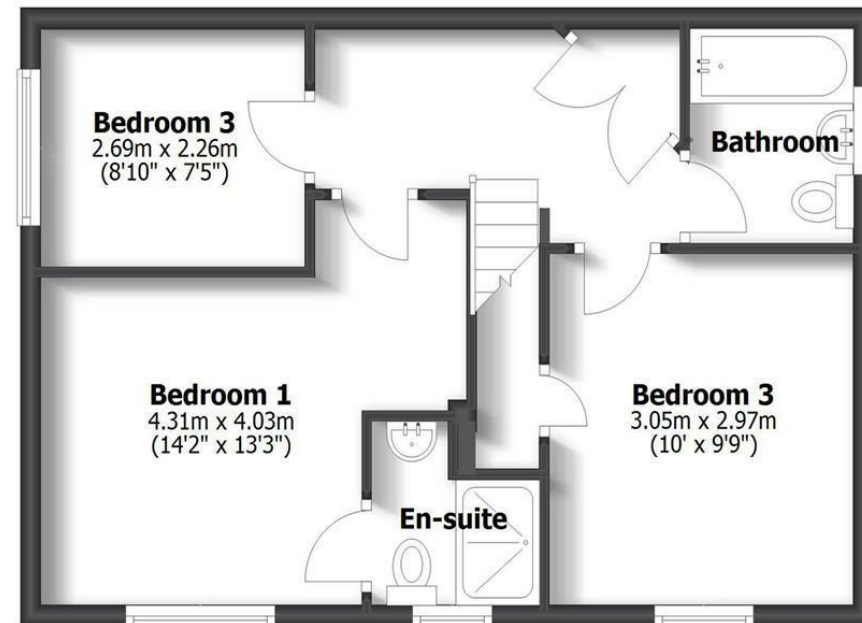
## 24 Chalmers Road Wombourne

**TOTAL: 87.8sq.m. 945sq.ft.**

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



**Ground Floor**



**First Floor**



