



10 Chestnut Drive, Wombourne, Wolverhampton, WV5 0JF

BERRIMAN
EATON

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This is a detached family which has been extended and benefits from off road parking, tandem garage and a private rear garden. The internal accommodation briefly comprises entrance hall, shower room, extended living room, dining room, conservatory and breakfast kitchen. To the first floor there are four bedrooms and a refitted shower room. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Chestnut Drive is a popular and quiet cul de sac situated off Whites Wood which is central to both the prestigious Sytch Lane and the well travelled thoroughfare of Common Road. Blakeley Heath is the closest primary school however there are several well reputed schools in both primary and secondary sectors within convenient travelling distance. There is a regular bus route along Common Road which serves Wolverhampton, Dudley and Stourbridge and the Village Centre is close by offering a wealth of local shops, facilities and amenities including doctors and dentists. The wider facilities of Sainsburys are also close by.

DESCRIPTION

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ACCOMODATION

The ENTRANCE HALL has a UPVC double glazed door with opaque leaded decorative inserts and double glazed opaque side panels, radiator and door into the SHOWER ROOM, this has a shower cubicle, with electric shower, wash hand basin and mixer tap, low level WC, radiator and part panelling to the walls. The LIVING ROOM has a double glazed leaded bow window to the front elevation, coal effect gas fire inset a marble surround, wiring for wall lights, radiator and access into the DINING ROOM. This has a staircase rising to the first floor landing, double glazed patio door onto the conservatory, spotlights and door into the kitchen. The CONSERVATORY has double glazed windows, door into the garden, polycarbonate roof and tiled floor. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap, integrated double oven with ceramic hob and fitted extractor, integrated fridge and a space for the microwave. There is a fitted breakfast bar, understairs storage cupboard, double glazed window to the front elevation, tiled splashback, radiator and door into the GARAGE. This has an elevating door, double glazed patio door to the side, single glazed wooden door and window to the rear elevation. There is a wall mounted central heating boiler and plumbing and space for a washing machine, tumble dryer, fridge and freezer.

The staircase rises to the FIRST FLOOR LANDING which has a loft access and airing cupboard with fitted shelving and radiator. DOUBLE BEDROOM 1 has double glazed leaded window to the front elevation, double fitted wardrobes with dressing table and drawers, spotlights and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, fitted wardrobes and radiator. DOUBLE BEDROOM 3 has a double glazed window to the front elevation and radiator. BEDROOM 4 has a double glazed window to the rear elevation and radiator. The SHOWER ROOM has a walk in cubicle, vanity wash hand basin with mixer tap, low level WC, tiling to the walls, double glazed opaque window to the side elevation and radiator.

OUTSIDE

To the front of the property is a tarmac driveway affording off road parking and a lawned area with planting borders. The REAR GARDEN has a lawned area with well established planting border, a gravelled and paved patio to the side and fencing to the boundaries. There is a tree in the garden which is subject to a Tree Preservation Order.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E –South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile – Ofcom checker shows there is limited and none coverage indoors with all four main providers having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low

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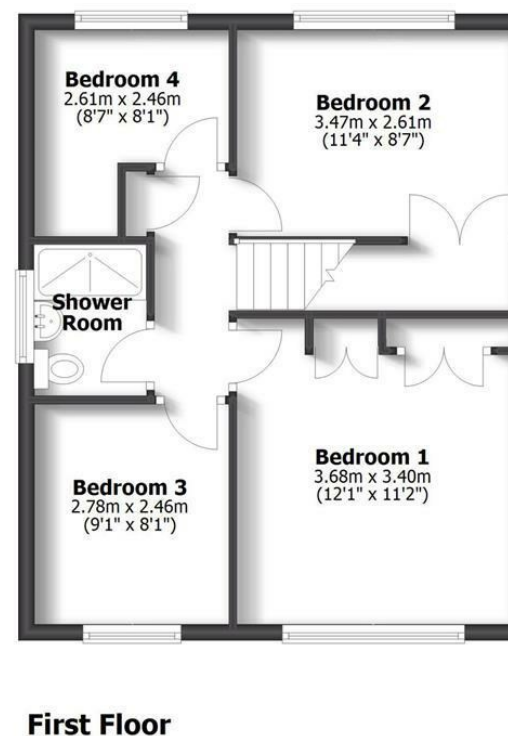
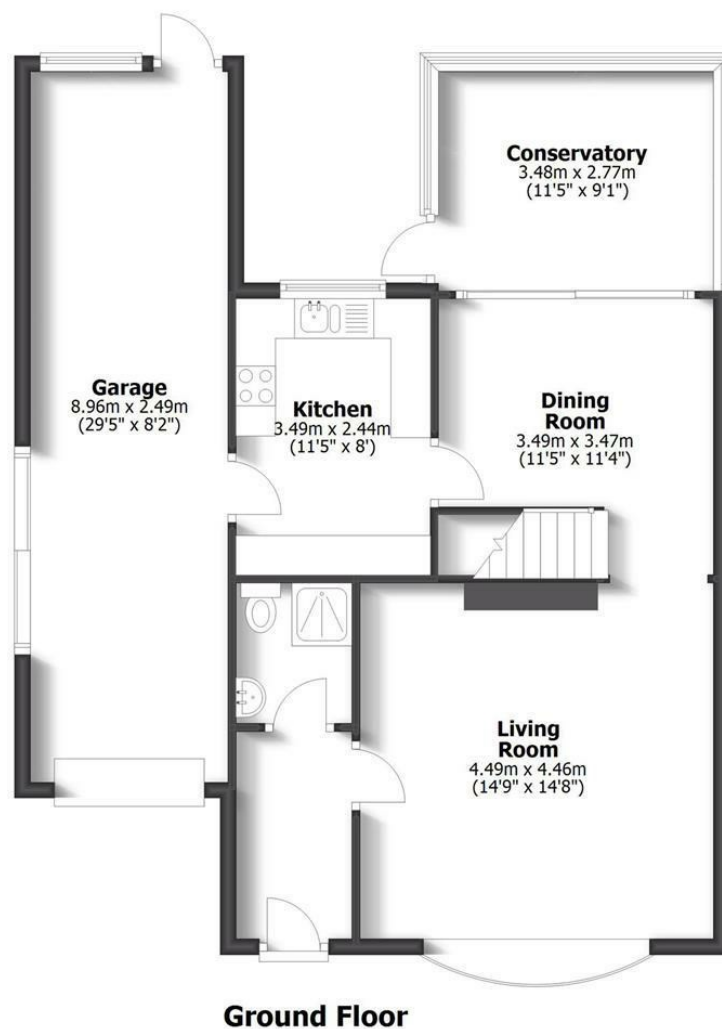
Offers In The Region Of
£425,000

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.



10 Chestnut Drive Wombourne



HOUSE: 103.5sq.m. 1114sq.ft.
GARAGE: 22.3sq.m. 240sq.ft.
TOTAL: 125.8sq.m. 1354sq.ft.

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

