



19 Chapel Street, Wombourne, Wolverhampton, South Staffordshire, WV5 0LR

**BERRIMAN**  
**EATON**



# 19 Chapel Street, Wombourne, Wolverhampton, South Staffordshire, WV5 0LR

19 Chapel Street is a traditionally appointed semi-detached property with generous drive, garage and enclosed, established rear garden. The property benefits from central heating and double glazing.

(WOMBOURNE OFFICE)  
EPC: D

## LOCATION

Chapel Street is conveniently located for shopping at Blakeley Heath and less than one mile from the centre of the fashionable village of Wombourne. The area is well served by schooling for all age groups with Blakeley Heath being the closest primary school. There is a regular bus route along Common Road which serves Wolverhampton, Dudley and Stourbridge and the village centre offers a wealth of local shops, facilities and amenities including doctors and dentists, a bank and library. There is also a Sainsburys supermarket within easy travelling distance on the Bridgnorth Road.

## DESCRIPTION

19 Chapel Street is a traditionally appointed semi-detached property with generous drive, garage and enclosed, established rear garden. The accommodation briefly comprises lounge, dining kitchen, occasional/hobby room, downstairs cloakroom/wc to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating and double glazing.

## ACCOMMODATION

A PORCH with UPVC double glazed door and side panel, parquet flooring, and wooden door with opaque glazing opening into the LOUNGE which has a double glazed window to the front elevation, two radiators and fitted shelving. A door leads to the INNER LOBBY with staircase rising to the first floor landing and door into the DINING KITCHEN. The dining area has double glazed sliding patio doors and the kitchen is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with stainless steel mixer tap, understairs pantry storage with shelving, space for a large fridge freezer, integrated dishwasher, washing machine and space for an oven with fitted chimney extractor above, double glazed window to the rear elevation, tiled flooring and tiled splashback. A wooden door opens into the SIDE EXTENSION which could be used for a multitude of purposes with double glazed door and side window to the rear garden and access into the DOWNSTAIRS CLOAKROOM which has low-level wc, wash hand basin and part-tiled walls. A door leads into the garage.

The staircase with wood panelled walls rises to the first floor LANDING with double glazed opaque window to the side elevation, airing cupboard housing the wall mounted central heating boiler, and loft access. The fully-tiled BATHROOM is fitted with a white suite comprising bath with shower over and concertina glazed screen, low-level wc, wash hand basin, chrome heated ladder towel rail, double glazed opaque window to the rear elevation, tiled floor and fitted storage cupboard with shelving. The PRINCIPAL BEDROOM has a range of fitted wardrobes with overhead storage, double glazed window to the front elevation and radiator. BEDROOM 2 has a double glazed window to the rear elevation, fitted wardrobe and radiator. BEDROOM 3 has a double glazed window to the front elevation and radiator.

## OUTSIDE

The property is approached over a large, concrete imprint driveway affording off-street parking for several vehicles and giving access to the GARAGE which has an elevating door, door into the extension and striplighting and is of a generous size. There is fencing and wall to the boundary.

The REAR GARDEN has a full-width concrete imprint patio and side path, lawn area, barked play area, hardstanding for shed and greenhouse, well planted and stocked herbaceous borders and fencing to the boundary.

## 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

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

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### Lettings Office

01902 749974

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£277,000

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.



**19 CHAPEL STREET  
WOMBOURNE**

HOUSE: 91.5sq.m. 985sq.ft.  
 GARAGE: 13.6sq.m. 147sq.ft.  
**TOTAL: 105.1sq.m. 1132sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE





