



17 Chalmers Road, Dudley, DY3 4BJ

BERRIMAN
EATON

17 Chalmers Road, Dudley, DY3 4BJ

This is a modern two storey semi-detached family home with off road parking and a private rear garden. The internal accommodation briefly comprises entrance hall, downstairs wc, lounge and dining kitchen to the ground floor. To the first floor there are three bedrooms, en-suite to the principal bedroom and a family bathroom. The property benefits from central heating and double glazing.

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

This is a modern two storey semi-detached family home with off road parking and a private rear garden. The internal accommodation briefly comprises entrance hall, downstairs wc, lounge and dining kitchen to the ground floor. To the first floor there are three bedrooms, en-suite to the principal bedroom and a family bathroom. The property benefits from central heating and double glazing.

ACCOMODATION

The ENTRANCE HALL has a composite door, radiator and door into the CLOAKROOM which offers a low level WC, pedestal wash hand basin and mixer tap with tiled splashback and radiator. The LOUNGE has a double glazed window to the front elevation, radiator, storage cupboard and door into the KITCHEN/DINING ROOM which has the benefit of a range of wall and base unit with complementary work surfaces, inset single drainer sink unit and mixer tap, integrated oven with ceramic hob, with fitted chimney extractor and a wall mounted central heating boiler. There are integrated appliances including fridge, freezer, washing machine and dishwasher. There is a double glazed window to the rear elevation and double glazed French doors onto the garden.

The staircase rises to the FIRST FLOOR LANDING which gives access into DOUBLE BEDROOM 1 which has two double glazed windows to the rear elevation, radiator and fitted wardrobes. The EN-SUITE has a walk in shower cubicle, pedestal wash hand basin and mixer tap, low level WC, heated ladder towel rail, tiled splashback and double glazed opaque window. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. BEDROOM 3 has a double glazed window to the front elevation and radiator. The BATHROOM is fitted with a white suite with a bath, low level WC, pedestal wash hand basin, double glazed opaque window to the side elevation.

OUTSIDE

To the front of the property there is small foregarden with a path to the entrance, a tarmac DRIVEWAY affording off road parking for several vehicles with a fenced boundary and a gate that leads into the REAR GARDEN which benefits from a full width paved patio area, lawn with a hedge and fenced boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – 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 / Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>
The long term flood defences website shows very low risk

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

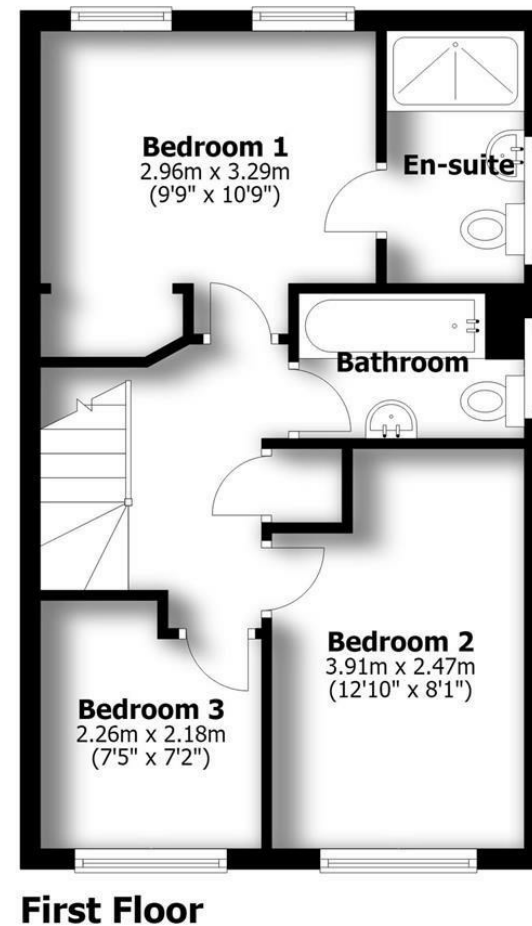
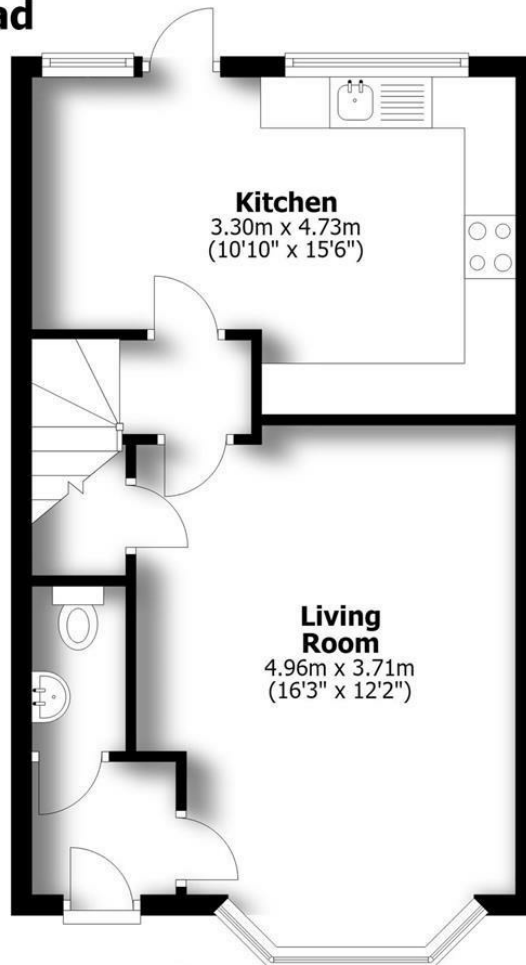
Offers In The Region Of
£315,000

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.



17 Chalmers Road Dudley



TOTAL: 75.9sq.m. 817sq.ft.

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

