72 Chillington Drive, Codsall, Wolverhampton, WV8 1AU

BERRIMAN
EATON

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A well presented three bedroom semi detached property
with the potential to create a bedroom suite to the ground floor.

LOCATION

Chillington Drive runs off Wolverhampton Road close to the centre of Codsall Village within easy reach of its wide ranging amenities. The area is well served by schooling in both sectors, communications are excellent with Codsall Train Station providing direct services to Shrewsbury and Birmingham and the M54 facilitating fast access to the entire motorway network.

DESCRIPTION

72 Chillington Drive has contemporary accommodation over both ground and first floors. The ground floor has a fine flow of living areas with a lounge to the front, a good size dining kitchen with plugs with USB points and French doors to the garden, there is an inner hall with a shower room and a bedroom / sitting room off which could form the basis of a ground floor bedroom suite. The first floor has three bedrooms and a bathroom and the property benefits from a drive, a garage and a rear garden with a preferred south westerly outlook.

ACCOMMODATION

An open PORCH has a step up to a composite front door opens into the HALL with wooden flooring, a double glazed window to the side and an understairs store. A double open doorway leads into the LOUNGE with a double glazed bay window to the front, a recessed area for an electric fire, feature and display shelving, integrated ceiling lighting and a glazed door opens into the superb DINING KITCHEN with tiled flooring throughout, integrated ceiling lighting, ceiling atrium and French doors to the garden. There is a range of units with butchers block working surfaces, undermounted sink, space for an electric cooker with stainless steel splash back and an extractor fan above, wooden display shelving, space for an American style fridge freezer with cupboards to either side, space for a washing machine, tumbler dryer and dishwasher there is ample space for dining and a glazed door opens into an INNER HALL with recessed shelving and a useful STORE ROOM with lighting. There is a ground floor SHOWER ROOM with a tiled shower cubicle with waterfall head, WC, wall mounted wash basin, tiled floor and part tiled walls. There is a BEDROOM / SITTING ROOM with a double glazed window to the rear and integrated ceiling lighting. NB this room and the shower room could create a ground floor bedroom suite if buyers would so wish.

A staircase with wooden balustrading rises to the first floor landing with a double glazed window, access to the part boarded loft via a drop down ladder and a linen cupboard with slatted shelving. BEDROOM ONE is a good size double with a double glazed window to the front and built in wardrobe. BEDROOM TWO is also double in size with a double glazed window to the rear and BEDROOM THREE is also a good size with a double glazed window to the side and an over stairs cupboard. The BATHROOM has a bath with waterfall head shower over, wall mounted wash basin, WC, tiled floor and walls, heated ladder towel rail, a double glazed window and integrated ceiling lighting.

OUTSIDE

72 Chillington Drive sits behind a gravelled DRIVEWAY affording off road parking for several vehicles with a concealed bin area. There is an open porch with doors opening into the GARAGE with concrete flooring, electric light and power.

The part walled REAR GARDEN has a preferred south westerly aspect with a paved entertainment patio with a shaped lawn beyond with mature and flowering beds to the borders, there is external lighting, a cold water supply and a shed.

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 Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard broadband is available
Mobile – Ofcom checker shows there is likely and limited 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 risk with low risk surface water between 2040 - 2060

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Offers Around
£390,000

EPC: C

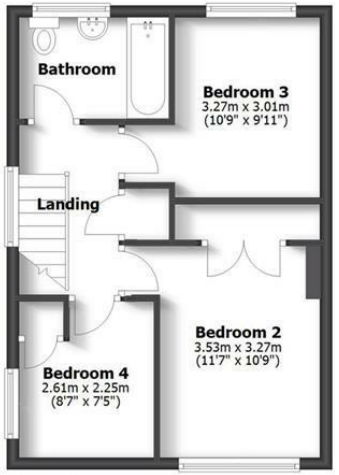
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

72 CHILLINGTON DRIVE
CODSALL

HOUSE:	117.1sq.m.	1261sq.ft.
STORE ROOM:	6.4sq.m.	69sq.ft.
TOTAL:	**123.5sq.m.**	**1330sq.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