



17 Chillington Drive, Codsall, Wolverhampton, WV8 1AE

BERRIMAN
EATON

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A three bedroom link detached home superbly positioned close to the village centre.

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

17 Chillington Drive is a link-detached property which has been well maintained by the current owners but would now benefit from a scheme of modernisation to realise full potential. The internal accommodation comprises a lounge, extended dining room, kitchen and guest cloakroom, three good size bedrooms and a modern shower room. The property also benefits from off street parking, a garage and enclosed rear garden

ACCOMMODATION

A double glazed door opens into the ENTRANCE HALL with storage cupboard and GUEST CLOAKROOM with WC, double glazed window and wash hand basin. The LOUNGE has a double glazed bay window to the front elevation, feature fireplace and a door opening into the DINING ROOM with double glazed sliding doors to the rear and a door to the KITCHEN comprising wall and base mounted units with fitted working surface, integrated oven with gas hob above, sink and drainer, space for a washing machine, understairs storage cupboard, double glazed rear window and door to the garage.

Stairs rise to the first floor landing. BEDROOM ONE is a double room with fitted wardrobes and double glazed rear window. BEDROOM TWO is also a double room with double glazed front window and BEDROOM THREE is a good size room with a large built in storage cupboard and double glazed window to the front elevation. The SHOWER ROOM comprises a well-appointed suite, walk in shower cubicle, WC, vanity unit with wash basin and cupboards beneath, chrome heated towel rail, integrated ceiling lights, double glazed rear window and built in airing cupboard housing wall mounted gas boiler.

OUTSIDE

The property is positioned on a shared drive off Chillington Drive behind a DRIVEWAY providing off street parking and a shaped lawn area with shrubbed borders. The GARAGE provides ample storage space, electric light and power, double glazed rear window and door. The REAR GARDEN is well maintained with a range of shrubbery, shaped lawn, paved patio and enjoying a good degree of privacy.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND D – 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 and 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>

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.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

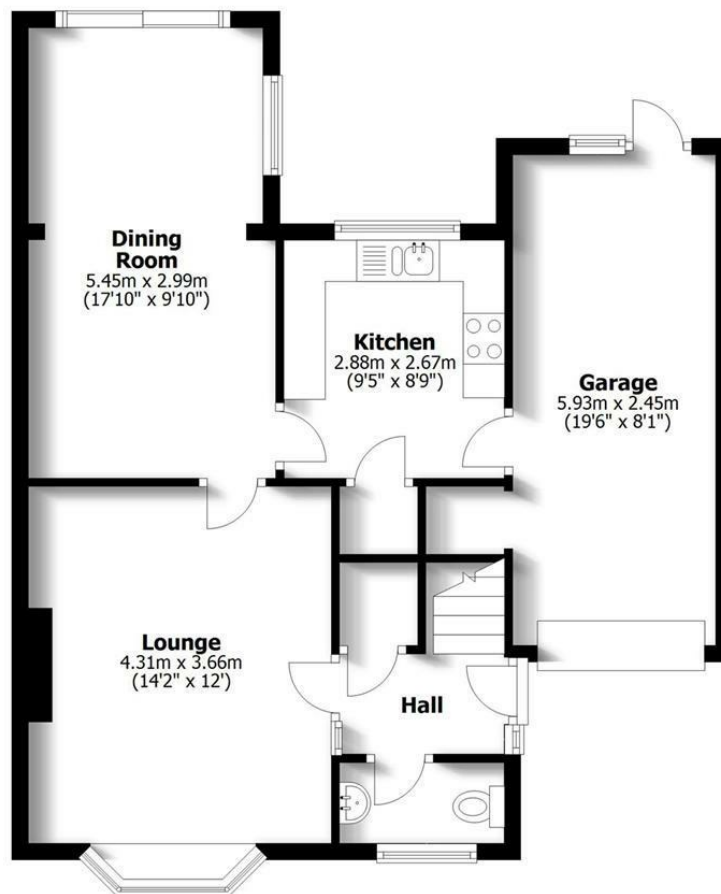
Offers Around
£335,000

EPC:

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.



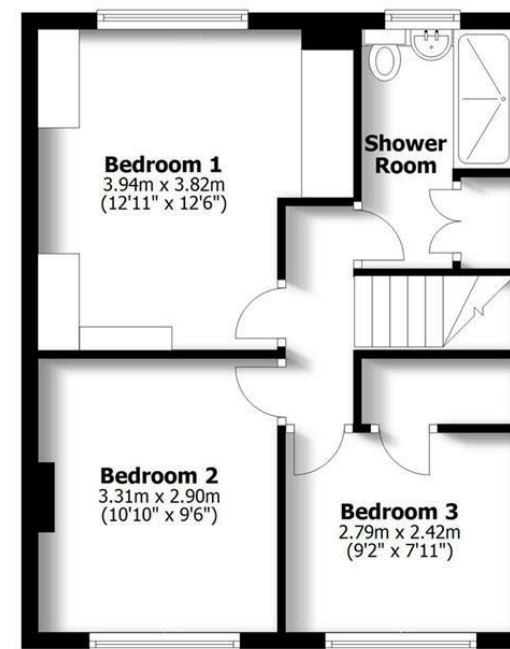
17 CHILLINGTON DRIVE CODSALL



Ground Floor

HOUSE: 91.6sq.m. 986sq.ft.
GARAGE: 14.6sq.m. 157sq.ft.
TOTAL: 106.2sq.m. 1143sq.ft.

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



First Floor

