



Chiltern Drive,
Willenhall, WV13 3QL

SKITTS
ESTATE AGENTS

Accommodation description

Skitts Estate Agents in Willenhall are delighted to present this spacious three-bedroom semi-detached property, occupying a generous corner plot with excellent potential for renovation and modernisation. Offering no chain. Located in a quiet estate, this property benefits from ample outdoor space to the front, side, and rear, making it an ideal family home or a fantastic opportunity for those looking to enhance and develop the space further. The home has previously been extended to the side, creating additional reception rooms, a utility area, and a workshop, adding to the overall footprint of the property. Upon arrival, you are greeted by a block-paved driveway, providing off-road parking for two to three cars. The side entrance leads into a spacious reception room, which connects to the extended section of the property. From here, you are led into the main entrance hall, which provides access to the kitchen. The kitchen is located at the front of the property, featuring ample worktop space, cupboards, and a wide window, allowing for plenty of natural light. This area leads through to the dining room, which includes a window to the front and inset storage cupboards at the rear. Moving back through the dining room and kitchen, the entrance hall leads into the large, double-length lounge, which serves as the heart of the home. This spacious living area boasts a feature fireplace with a surround, creating a cosy yet open space for relaxation. The lounge benefits from two sets of patio double doors—one leading

directly into the rear garden, and the other opening into a small external porch area, which further connects to the utility room within the extension. The rear garden is thoughtfully arranged over two levels, featuring paved patio areas and shrubbery for easy maintenance. The upper tier includes a shed and an iron gate, which leads to the side garden—also paved—running alongside the extended section of the property, offering additional outdoor space. Heading upstairs, the property offers three well-proportioned bedrooms and a shower room. The main bedroom, located at the rear, features a large window and built-in double wardrobes, while the second bedroom, positioned at the front, also benefits from a spacious layout with inset wardrobes. The third bedroom, located at the rear, is a good-sized room with a large window. The shower room is fitted with a double shower, sink, and WC, completing the upper floor. With its generous square footage, corner plot, and existing extension, this property presents huge potential for customisation and modernisation. Situated in a desirable and quiet residential area, it is an excellent opportunity for buyers looking for a spacious home with plenty of scope for improvement.

Entrance Porch: 10' 11" x 4' 0" (3.33m x 1.23m)

Lounge: 18' 7" x 10' 7" (5.67m x 3.22m)

Dining Room: 11' 8" x 7' 4" (3.55m x 2.23m)

Kitchen: 10' 6" x 8' 11" (3.19m x 2.73m)

Reception Room: 13' 5" x 7' 11" (4.10m x 2.42m)

Utility Room: 14' 3" x 8' 5" (4.34m x 2.56m)

Storage Room

On The First Floor

Landing

Main Bedroom: 12' 0" x 9' 8" (3.67m x 2.94m)

Bedroom Two: 11' 0" x 10' 2" (3.35m x 3.10m)

Bedroom Three: 8' 6" x 7' 9" (2.60m x 2.35m)

Shower Room: 7' 9" x 6' 1" (2.37m x 1.85m)





General information

TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: B

EPC RATING: D

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

VIEWING: By way of prior appointment with Skitts Estate Agents Skitts - Willenhall Tel: 01902 631151 Email: willenhall@skitts.net

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MARKET APPRAISAL: We offer a free no obligation valuation service. To find out the value of your property please call us today to arrange an appointment.

NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

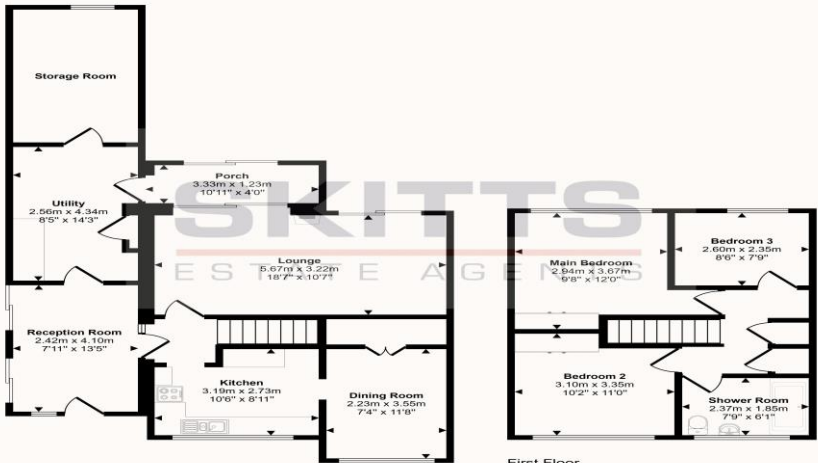
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



£250,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

Approx Gross Internal Area
123 sq m / 1322 sq ft



Ground Floor
Approx 82 sq m / 885 sq ft

First Floor
Approx 41 sq m / 437 sq ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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