



RE/MAX
Elite



13 Chestnut Drive, Walsall, WS4 1NU
£215,000

FOR SALE – SPACIOUS 3-BEDROOM SEMI-DETACHED HOME IN WS4 SHELFIELD

This fantastic 3-bedroom semi-detached property in the sought-after area of Shelfield offers a perfect family home with spacious interiors and a generous rear garden. Located close to local amenities, schools, and transport links, this property has everything a growing family or savvy investor could ask for.

GROUND FLOOR

Porch (6'5" x 2'10") ((1.98m x 0.87m))

A welcoming entrance leads into the Foyer.

Foyer 10'1" x 6'7" (3.09m x 2.03m)

Provides access to all ground-floor rooms and the staircase to the first floor.

Living Room (10'2" x 22'1") ((3.10m x 6.74m))

An expansive open-plan lounge and dining area with ample space for family gatherings. Featuring stylish laminate flooring, a feature fireplace, and large windows bringing in plenty of natural light.

Kitchen (14'10" x 11'11") ((4.54m x 3.64m))

A well-equipped eat-in kitchen with ample counter and storage space, featuring a gas hob, extractor fan, and tiled flooring. Perfect for cooking and dining.

Ground Floor WC (2'5" x 6'7") ((0.76m x 2.03m))

Conveniently located WC

Utility/Extra Room 7'0" x 10'1" (2.14m x 3.08m)

Flexible space, ideal for a home office, utility area, or playroom

FIRST FLOOR 10'2" x 11'11" (3.10m x 3.64m)

Spacious double bedroom with a large wardrobe area and neutral decor, offering a serene retreat.

Bedroom 2 10'10" x 7'8" (3.31m x 2.36m)

A further double bedroom with large windows, perfect for children or guests.

Bedroom 3 7'0" x 10'1" (2.14m x 3.08m)

A well-sized third bedroom, ideal for a nursery, study, or additional storage.

Family Bathroom 5'6" x 6'9" (1.70m x 2.08m)

Modern bathroom with a full-size bathtub, shower, pedestal sink, and toilet, finished with stylish tiles.

OUTSIDE

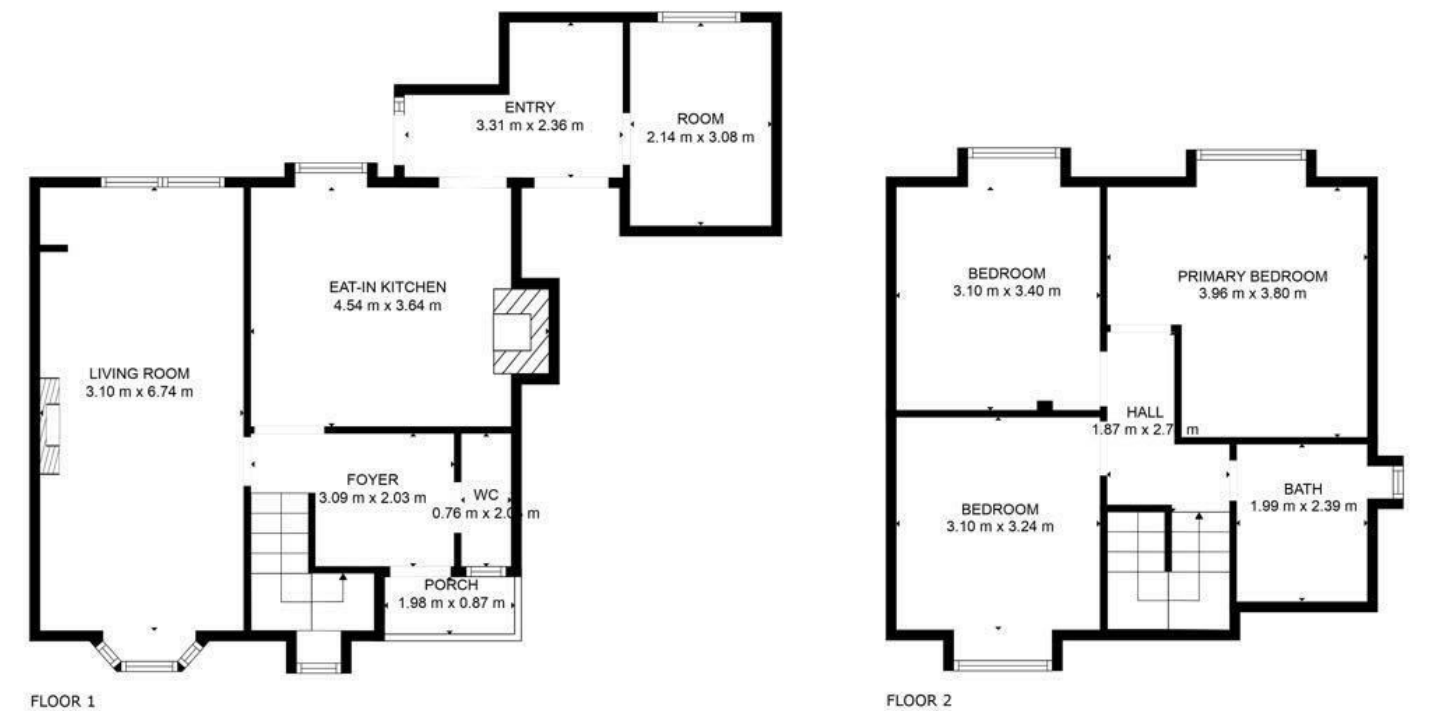
Rear Garden

The property boasts a generous rear garden.

Front Exterior

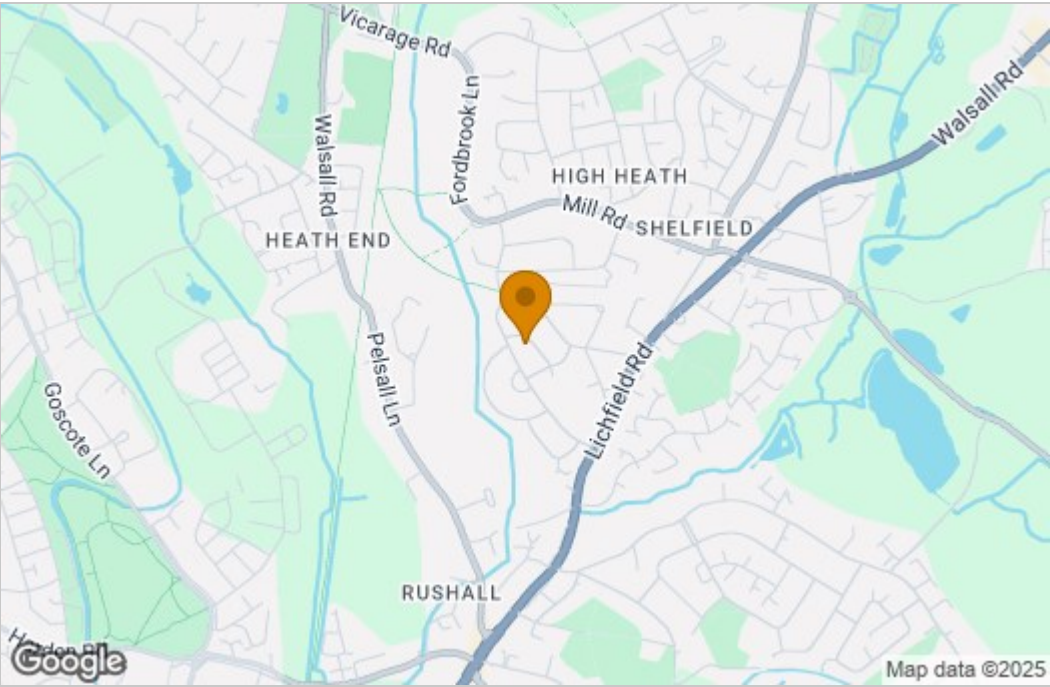
Ample driveway parking leading to the garage, with a low-maintenance front garden for added privacy.

Floor Plan

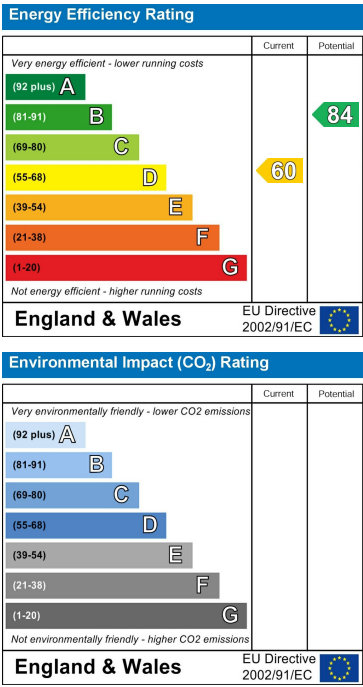


TOTAL: 107 m2
FLOOR 1: 60 m2, FLOOR 2: 47 m2
EXCLUDED AREAS: PORCH: 2 m2, BAY WINDOW: 4 m2, FIREPLACE: 1 m2
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.