



RE/MAX
Elite



13 Chestnut Drive, Walsall, WS4 1NU
Offers in excess of £205,000

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

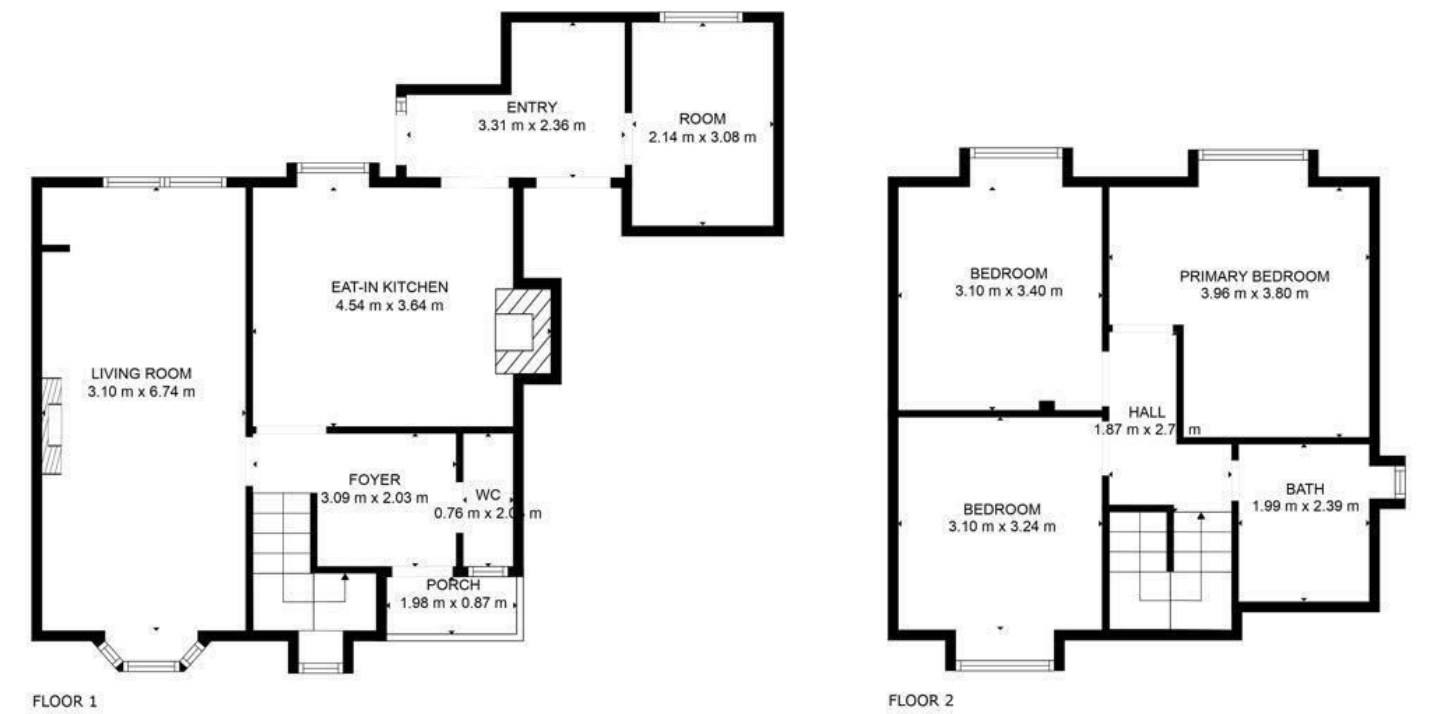
Rear Garden

The property boasts a generous rear garden.

Front Exterior

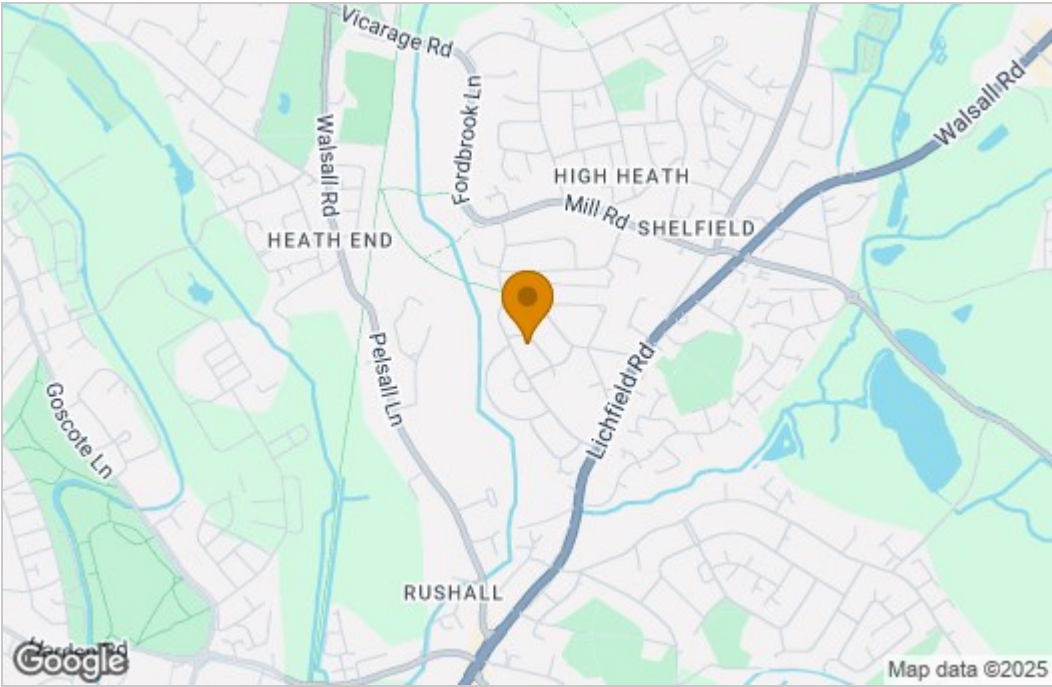
Ample driveway parking leading to the garage, with a low-maintenance front garden for added privacy.

Floor Plan

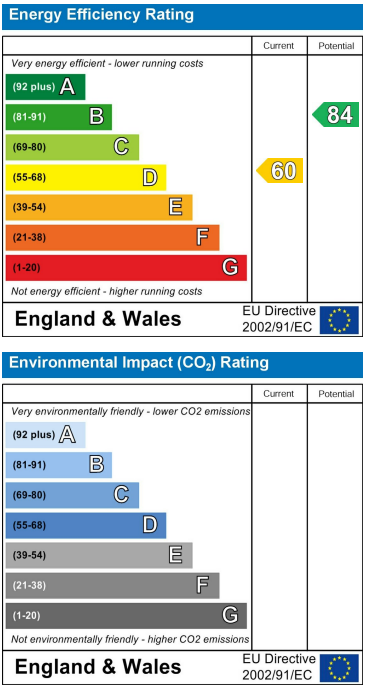


TOTAL: 107 m2
FLOOR 1: 60 m2, FLOOR 2: 47 m2
EXCLUDED AREAS: PORCH: 2 m2, BAY WINDOW: 4 m2, FIREPLACE: 1 m2
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Area Map



Energy Efficiency Graph



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