



56 CHILLINGTON DRIVE, CODSALL
WOLVERHAMPTON, WV8 1AW

OFFERS IN EXCESS OF £300,000
FREEHOLD

Spacious three bedroom detached home in a highly sought after village location, convenient for the shops and railway stations of both Codsall Centre and Birches Bridge. Although requiring some cosmetic updating the property offers excellent family accommodation including hallway, through living/dining room, kitchen, three bedrooms and a spacious bathroom. There is a driveway and double length garage providing off road parking and beautifully maintained gardens to the front and rear. Available with NO ONWARD CHAIN



56 CHILLINGTON DRIVE

- NO CHAIN • POPULAR VILLAGE

LOCATION • DOUBLE LENGTH GARAGE • SPACIOUS

LIVING/DINING ROOM • THREE

BEDROOMS • PLEASANT REAR

GARDEN • DRIVEWAY • LOCAL SHOPS AND

SCHOOLS NEARBY • CONVENIENT FOR RAILWAY
STATION



APPROACH

The property is approached via a driveway providing off road parking with an adjacent lawned front garden. A gated side passage gives access to the rear garden.

ENTRANCE PORCH

ENTRANCE HALL

Staircase to the first floor landing, radiator, large cloaks cupboard and door to the living/dining room.

LIVING/DINING ROOM

22'11" x 12'10" max 7'8" min.

Double glazed window to the front, two radiators, sliding patio doors to the rear garden, fireplace and doorway to the kitchen.

KITCHEN

10'3" x 7'4"

Double glazed window to the rear, part tiled walls, tiled floor and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer. There is a built in oven and grill, 4 ring gas hob, plumbing for a washing machine, useful pantry and doorway to the garage.

FIRST FLOOR LANDING

Window to the side, loft access hatch.

BEDROOM ONE

13'0" x 10'9"

Double glazed window to the front, radiator.

BEDROOM TWO

10'9" x 9'7"

Double glazed window to the rear and radiator.

BEDROOM THREE

7'10" x 10'0" max x 5'6" min

Double glazed window to the front, radiator, built-in wardrobe.

BATHROOM

Two double glazed obscure windows to the rear, radiator, tiled walls and suite comprising close coupled w.c. pedestal wash hand basin, panelled bath and shower enclosure.

DOUBLE LENGTH GARAGE

32'4" x 7'10"

Up and over door to the front, doors to the kitchen and rear garden.

REAR GARDEN

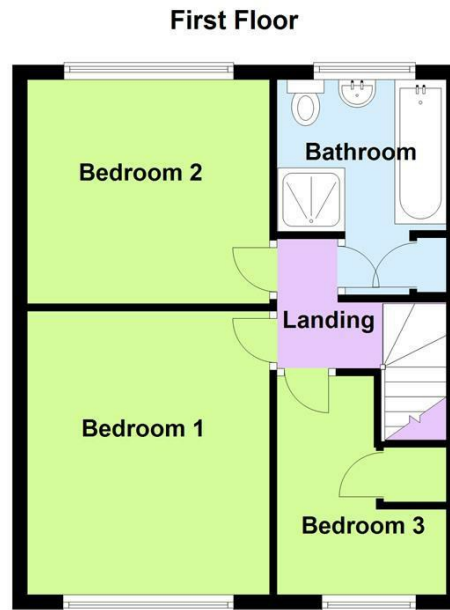
To the rear of the property is a beautifully maintained lawned garden with patio area and well stocked flower and shrub borders.

COUNCIL TAX

South Staffordshire Council - Tax band D

56 CHILLINGTON DRIVE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales
 13 Waterloo Road
 Wolverhampton
 West Midlands
 WV1 4DJ

01902 575555
 enquiries@swfestateagents.co.uk
 www.swfestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements