



**22 CHILLINGTON DRIVE, CODSALL**  
**WOLVERHAMPTON, WV8 1AG**

**OFFERS IN THE REGION OF £220,000**  
**FREEHOLD**

Two bedroom link-detached bungalow requiring a scheme of updating and improvement throughout. Available with NO ONWARD CHAIN the property offers tremendous potential and is set within a pleasant cul-de-sac location with accommodation comprising entrance hall, spacious living room, kitchen, two bedrooms and bathroom. A driveway and garage provide off road parking, and to the rear is a lawned garden.



# 22 CHILLINGTON DRIVE

- NO CHAIN • REQUIRES MODERNISATION • CUL-DE-SAC LOCATION • DRIVEWAY • GARAGE • TWO BEDROOMS



## APPROACH

The property is approached via a driveway providing off road parking and access to the side garage.

## ENTRANCE HALL

## LIVING ROOM

18'2" x 11'1"

Double-glazed window to the front, doorway to the kitchen.

## KITCHEN

11'2" x 8'4"

Doorway to rear veranda, fitted wall, drawer and base units with work surfaces above incorporating a sink and drainer unit.

## VERANDA

11'1" x 7'5"

Double doors to rear garden, doorway to the garage.

## BEDROOM ONE

11'3" x 9'2"

Double-glazed window to the rear, built in wardrobes.

## BEDROOM TWO

8'5" x 8'0"

Double-glazed window to the front.

## BATHROOM

Double-glazed obscure window, coloured suite comprising panelled bath, low-level w.c, and pedestal wash hand basin.

## GARDEN

To the rear of the property is a lawned garden with mature tree and shrub borders.

## GARAGE

16'0" x 8'0"

Up and over door to front.

## PROPERTY INFORMATION

Title - The property is understood to be freehold

Services - The agents understands that mains water, electricity and drainage are available.

Council Tax - South Staffordshire Council - Tax Band D

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Basic is available

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link

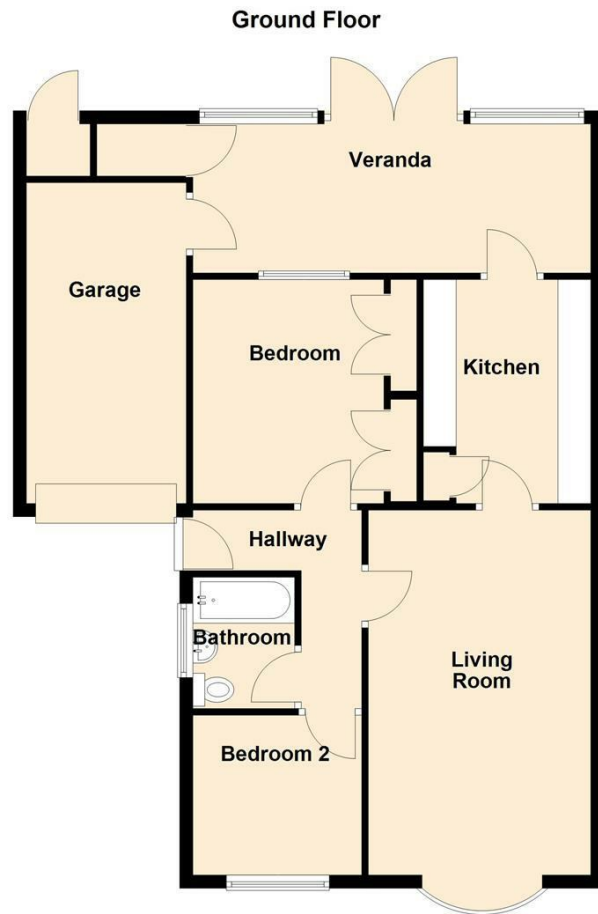
for the most up to date information from Ofcom -  
<https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available.  
Potential purchasers should contact their preferred  
supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term  
flood risk for an area in England -  
<https://www.gov.uk/check-long-term-flood-risk>

## 22 CHILLINGTON DRIVE





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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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