



3 Chelston Drive, Newbridge

THOMAS HARVEY
ESTATE AGENTS

A Well Presented Three Bedroom Detached Family House, Neatly Presented to Provide A Charming Interior, In A Small Select Cul De Sac & Adjacent To Staffordshire Worcestershire Canal

3 Chelston Drive, Newbridge, Wolverhampton, WV6 0LQ
Asking Price: £310,000

Tenure: Freehold
Council Tax: Band D – Wolverhampton
EPC Rating: D (62) No – 8834-5626-8300-0974-8206
Total Floor Area: 1,066sq feet (99.0sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed
No Upward Chain

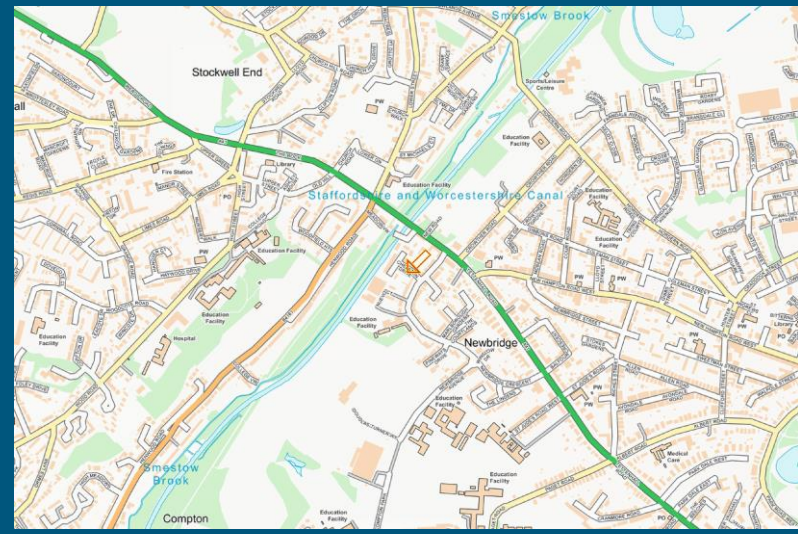
Occupying a choice position in a small select cul-de-sac and enjoying the benefit of being adjacent to Staffordshire and Worcestershire canal, this modern detached house has been recently restyled to provide a most charming family home.

Deceptive externally, the accommodation is ideal for purchasers requiring a property, ready to just move into with a host of attractive features including smart kitchen, fresh neutral décor throughout, new carpets & flooring and refitted shower room.

The well designed layout, which offers spacious and versatile living accommodation, includes porch, entrance hall, front living room with internal double doors to the rear sitting/ dining room and kitchen at side. At the side of the property, the original tandem garage has been converted to provide a garage at front and useful utility room. On the first floor there are three bedrooms and refitted family bathroom. At the front of the property is a driveway providing ample off road parking and of course leads to the garage. The rear garden is enclosed with a south facing aspect and provides a pleasant outdoor space.

Although situated in a quite location, the property is still convenient for the majority of amenities, having schools in both sectors within walking distance, a number of shops & restaurants, easy access of the city centre and Wolverhampton Squash & Tennis Club is in the adjacent street.

The warm air centrally heated and double glazed interior further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: PVC double glazed sliding door and tiled flooring. **Entrance Hall:** 14'5" (4.40m) x 5'11" (1.80m) Internal glazed opaque door with matching side window, wall light points, coved ceiling and stairs to first floor with storage cupboard below.

Living Room: 14'5" (4.40m) x 10'10" (3.30m)

Brick style fireplace with marble style hearth, warm air duct, wall light points, coved ceiling and double glazed picture window to front. Internal opaque glazed doors lead to:

Dining Room / Sitting Room: 17'1" (5.20m) x 9'0" (2.75m)

Warm air ducts, wall light points, built in cupboard housing hot air system, double glazed window to rear with matching patio doors.

Kitchen: 11'2" (3.40m) x 7'7" (2.30m)

Fitted with a matching suite of laminate units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching worktops, suspended wall cupboards, built in electric oven, 4- ring gas hob with extractor hood over, recessed ceiling spotlights, laminate flooring and double glazed window to rear with PVC door.

Utility: 8'2" (2.50m) x 5'7" (1.70m)

Built in base cupboards with matching suspended wall cupboards, worktop, plumbing for washing machine, wall light points, laminate flooring and internal access to:

Garage: 10'2" (3.10m) x 8'2" (2.50m)

'Up & over' garage door, built in base cupboard, worktop, power and lighting.

First Floor Landing: Built in cupboard with shelving, warm air duct, loft hatch and double glazed window to side.

Bedroom One: 12'0" (3.65m) x 10'4" (3.15m)

Warm air duct and double glazed window to front.

Bedroom Two: 11'10" (3.60m) x 8'10" (2.70m)

Built in furniture including wardrobes, overhead stores & dressing table, laminate flooring and double glazed window to rear.

Bedroom Three: 8'6" (2.60m) x 6'7" (2.00m)

Built in wardrobes / cupboards with overhead stores and double glazed window to front.

Shower Room: 7'10" (2.40m) x 5'7" (1.70m)

Refitted with a modern white suite comprising corner shower enclosure with power shower, vanity unit with storage & recessed WC, wall mounted mirrored cabinet & electric heater, suspended cupboard housing the water heating system, tiled walls & flooring and double glazed opaque windows to rear.

Enclosed Rear Garden: Full width paved patio with centre shaped lawn, flowering borders with a variety of shrubs and trees with surrounding fencing.

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

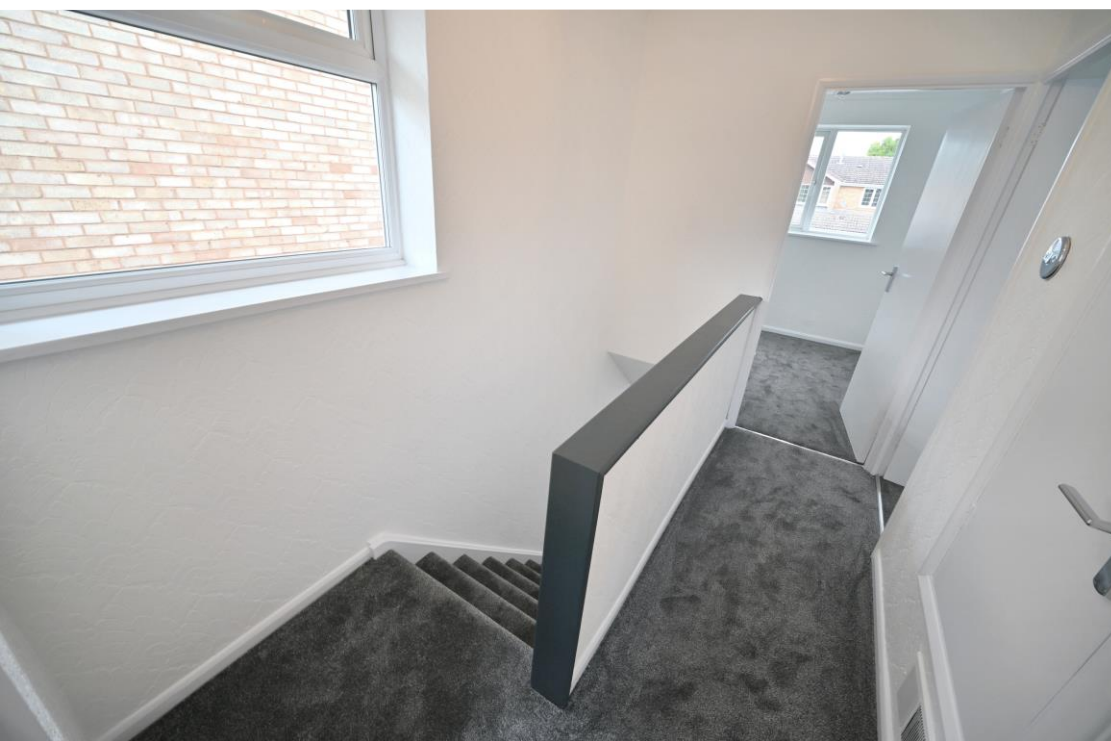


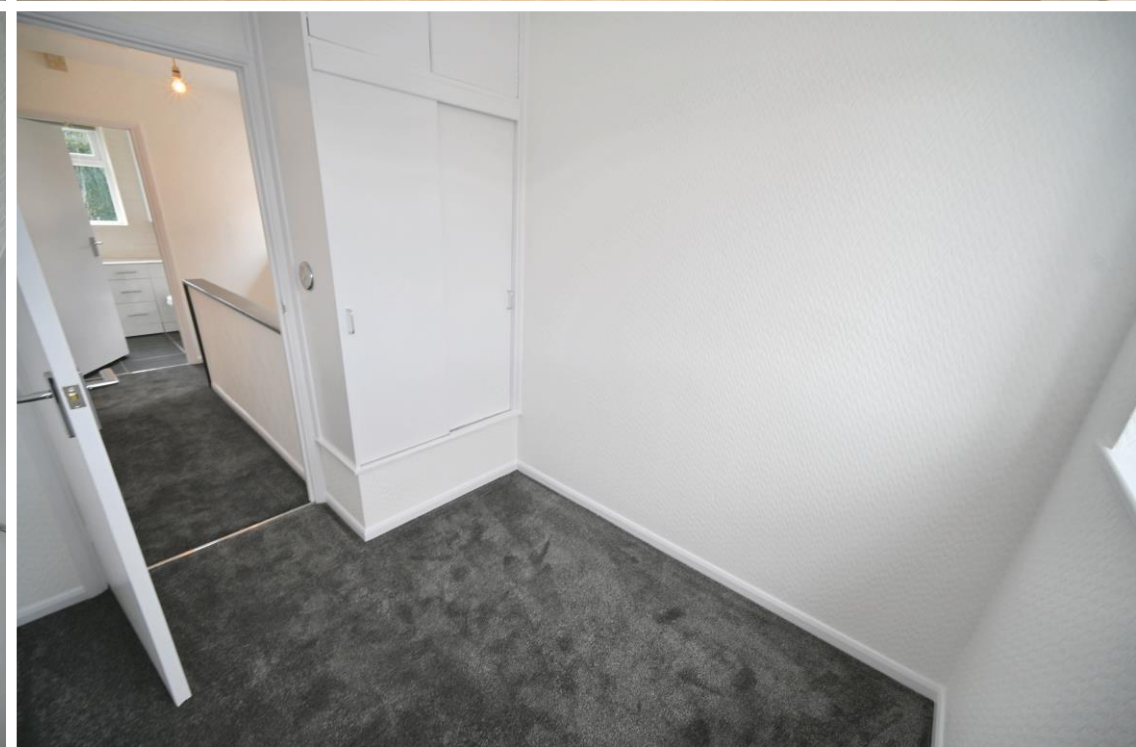








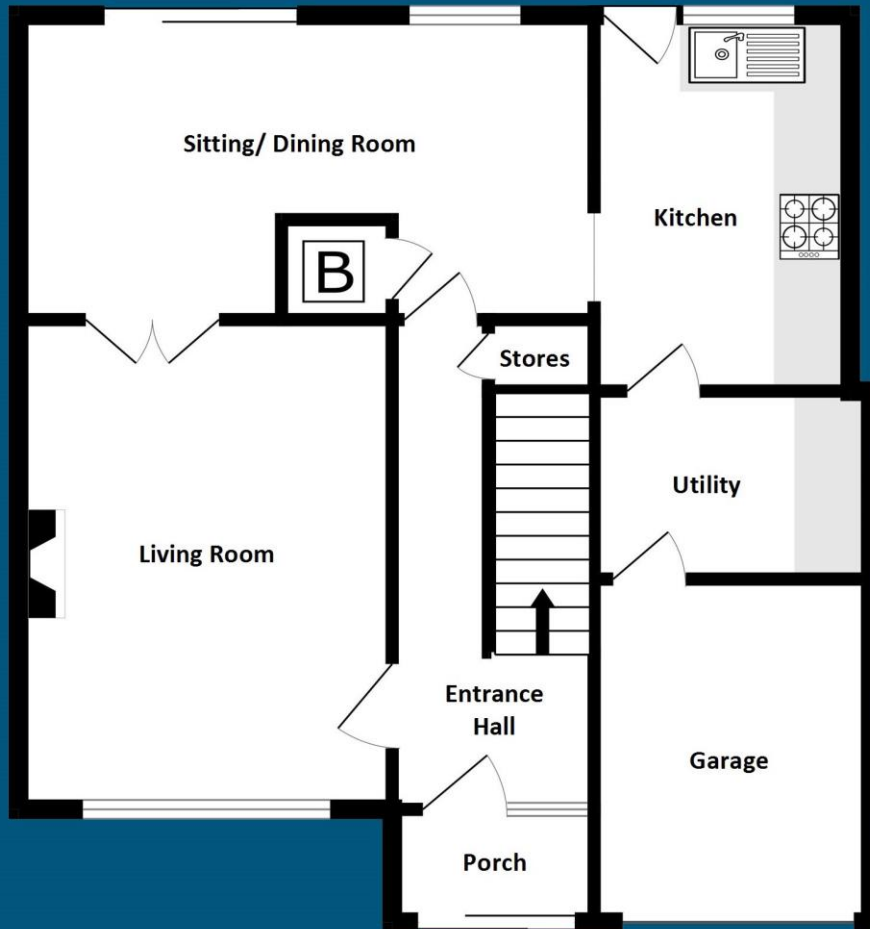






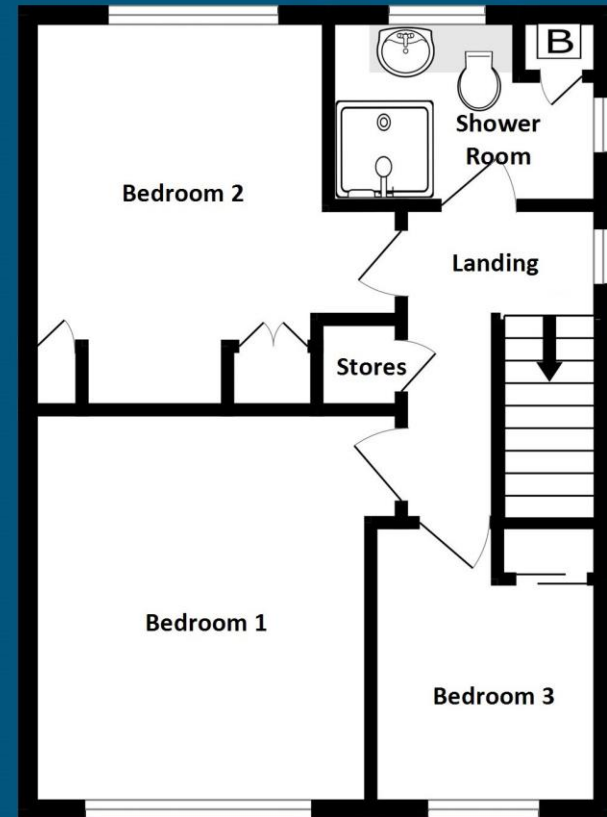
Ground Floor

Approx.: 657sq feet (61.0sq metres)



First Floor

Approx.: 409sq feet (38.0sq metres)



Total Floor Area: 1066sq feet (99.0sq metres) Approx.

PROPERTY MISDESCRIPTION ACT 1991

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

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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