76 CHILLINGTON DRIVE

WOLVERHAMPTON, WV8 1AU

OFFERS IN THE REGION OF £415,000

FREEHOLD

An outstanding and substantially extended four-bedroom semi-detached home, ideally situated in a highly sought-after location close to the heart of Codsall Village. The area is well served by a range of highly regarded local schools across both sectors, while excellent transport links provide convenient access to surrounding areas, including the nearby Codsall/Bilbrook railway station and the M54 Motorway Network.

Beautifully maintained by the current owner, this impressive property offers generously proportioned and versatile accommodation arranged over two floors. The ground floor comprises a welcoming entrance hall, spacious open-plan living room with dining area and kitchen, conservatory, two large and versatile garage/store rooms, a useful bedroom/utility room and a separate WC. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. Externally, the property benefits from a pleasant enclosed rear garden, providing a private and attractive outdoor space.

SWF
Est. 1934
SANDERS WRIGHT & FREEMAN

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• Substantial Extended Four Bedroom Semi-Detached Home • Sought After Codsall Location • Extensive & Versatile Accommodation Throughout • Two Large Garages • Versatile Ground Floor Bedroom/Utility/Reception Room • Principal Bedroom With En-Suite Shower Room • Enclosed & Mature Rear Garden • Internal Inspection Is Highly Reccommended

APPROACH

The property is approached via a block paved driveway providing off road parking for a number of vehicles with an adjacent lawned foregarden.

ENTRANCE HALL

Staircase to the first floor landing, under stairs cupboard and a door to the living/dining area.

OPEN PLAN LIVING/DINNG AREA

23'7" max x 16'6" max

Double glazed bow window to the front, sliding doors to the conservatory and an opening to the kitchen area.

KITCHEN

Double glazed window to the rear, door to the garage and a range of fitted wall, drawer and base units with work surfaces over incorporating a sink with mixer tap. There are a number of integrated appliances including a 4 ring hob, electric oven, microwave, full length fridge, full length freezer and a useful pull out larder store.

CONSERVATORY

8'6" x 8'3"

Double glazed to the side and rear, door to the rear garden.

GARAGE

20'11" x 9'11"

Doors to the front, rear, utility/bedroom and the tandem garage.

TANDEM GARAGE

39'0" x 8'10"

Folding doors to the front.

UTILITY/BEDROOM

17'9" x 7'8"

Double glazed window to the side, radiator and a fitted work surface incorporating a sink and drainer unit with space beneath for various household appliances. Door to the ground floor w.c.

GROUND FLOOR W.C

Low level w.c. and wash hand basin.

FIRST FLOOR LANDING

Useful storage cupboard and doors to:

PRINCIPAL BEDROOM

18'10" x 15'7"

Two double glazed windows to the front, porthole window, Juliette balcony, fitted wardrobes and a door to the ensuite shower room.

ENSUITE SHOWER ROOM

Part tiled walls, ceiling down lighters and suite comprising close coupled w.c, wash hand basin with vanity units beneath and corner shower enclosure.

BEDROOM TWO

12'3" x 10'10"

Double glazed window to the front, radiator and fitted wardrobes.

BEDROOM THREE

10'10" x 9'10"

Double glazed window to the rear, fitted wardrobes and radiator.

BEDROOM FOUR

8'6" x 7'3"

Double glazed window to the side and radiator.

FAMILY BATHROOM

Double glazed obscure window to the rear, tiled walls, towel rail and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath.

REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a number of paved and gravel seating areas bordered by mature trees and shrubs.

PROPERTY INFORMATION

Title - The property is understood to be freehold.

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

Council Tax - South Staffordshire - 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 Standard, Superfast & Ultrafast are 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

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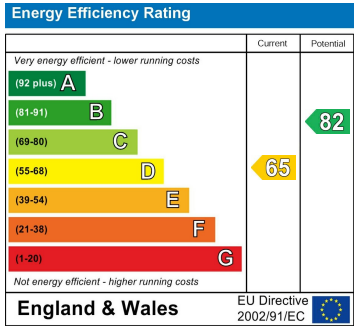

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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