



**16, Chillington Drive  
Codsall, Wolverhampton, Staffordshire WV8 1AG**

**Offers in the region of £300,000**

Tucked away within a quiet cul-de-sac, this detached bungalow offers an excellent opportunity for those seeking single-level living on the highly sought-after Chillington Estate, conveniently located within walking distance of Codsall and its wide range of shops, amenities and transport links, including the train station.

Offered to the market with no upward chain, and presenting excellent scope for buyers to personalise to their own taste, the property comprises an entrance hall, shower room, two bedrooms and a bright and spacious living room enjoying views over the rear garden. There is also a fitted kitchen, a generous conservatory, and a useful utility room.

Externally, the property benefits from a low-maintenance frontage with a driveway providing off-road parking, along with a garage. To the rear, there is a pleasant South-Westerly facing garden, ideal for enjoying the afternoon and evening sun.

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## FRONT



Featuring a well-maintained frontage with decorative planting, together with a tarmac driveway providing off-road parking for up to three vehicles leading to the entrance and garage.

## ENTRANCE HALL

Featuring carpeted flooring, a radiator and a useful storage cupboard, with doors leading to the kitchen, living room, two bedrooms and shower room.

## KITCHEN

11'2" x 8'6" (3.41 x 2.61)



Featuring linoleum flooring, a range of wall and base units with laminate worktops, and a 1.5 bowl stainless steel sink. Integrated appliances include an electric oven and grill, together with a gas hob and extractor over. A door with a full-height glazed side panel leads into the conservatory.



## LIVING ROOM

18'2" x 10'9" (5.56 x 3.30)



Featuring carpeted flooring, a radiator, a gas fireplace and coving to the ceiling. Sliding patio doors fill the room with natural light and provide direct access to the rear garden.



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### BEDROOM ONE

11'1" x 10'9" (3.40 x 3.30)



A well proportioned principal bedroom with carpeted flooring, a radiator, and a comprehensive range of wall-to-wall fitted wardrobes with an integrated dressing table, and a window to the front aspect.

### BEDROOM TWO

8'6" x 7'10" (2.61 x 2.39)



Featuring carpeted flooring, a radiator, and a window to the front aspect.

### SHOWER ROOM

6'4" x 5'6" (1.94 x 1.69)



Featuring linoleum flooring, a pedestal hand washbasin, a close coupled WC, a heated towel rail with radiator, a corner shower and an obscure window to the side aspect.

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### CONSERVATORY

11'6" x 10'0" (3.53 x 3.05)



A fully glazed conservatory enjoying views over the rear garden, with tiled flooring, a radiator, and doors opening onto the patio and through to the utility room.

### UTILITY

8'0" x 6'11" (2.46 x 2.12)



Featuring tiled flooring, a radiator, an obscure window to the rear, and a pedestal hand wash basin. With plumbing for white goods and a door leading into the garage.

### REAR



A South-Westerly facing garden, mainly laid to lawn, with well-stocked borders, a paved patio and a pathway leading to the rear of the garden and the timber garden store.



### GARAGE

Featuring an electric roller door and power.

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

### COUNCIL TAX BAND - D

South Staffs CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the

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Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

### FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

### FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale.

### FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

### POSSESSION

Vacant possession will be given on completion.

### SERVICES

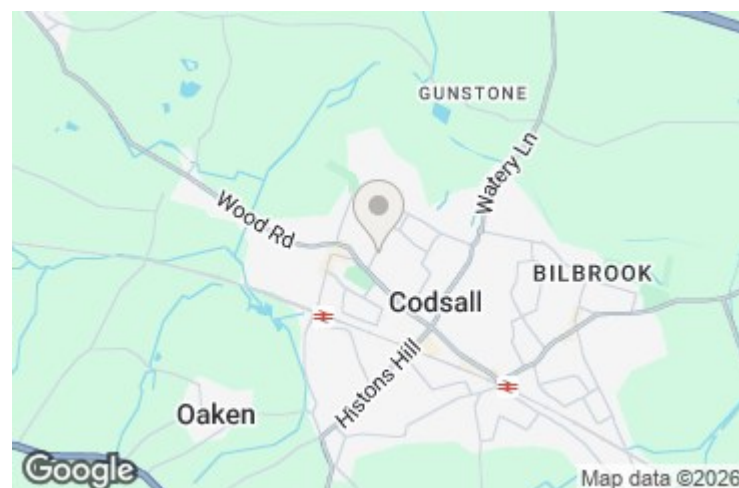
We are informed by the vendor that all mains services are connected.

### TENURE

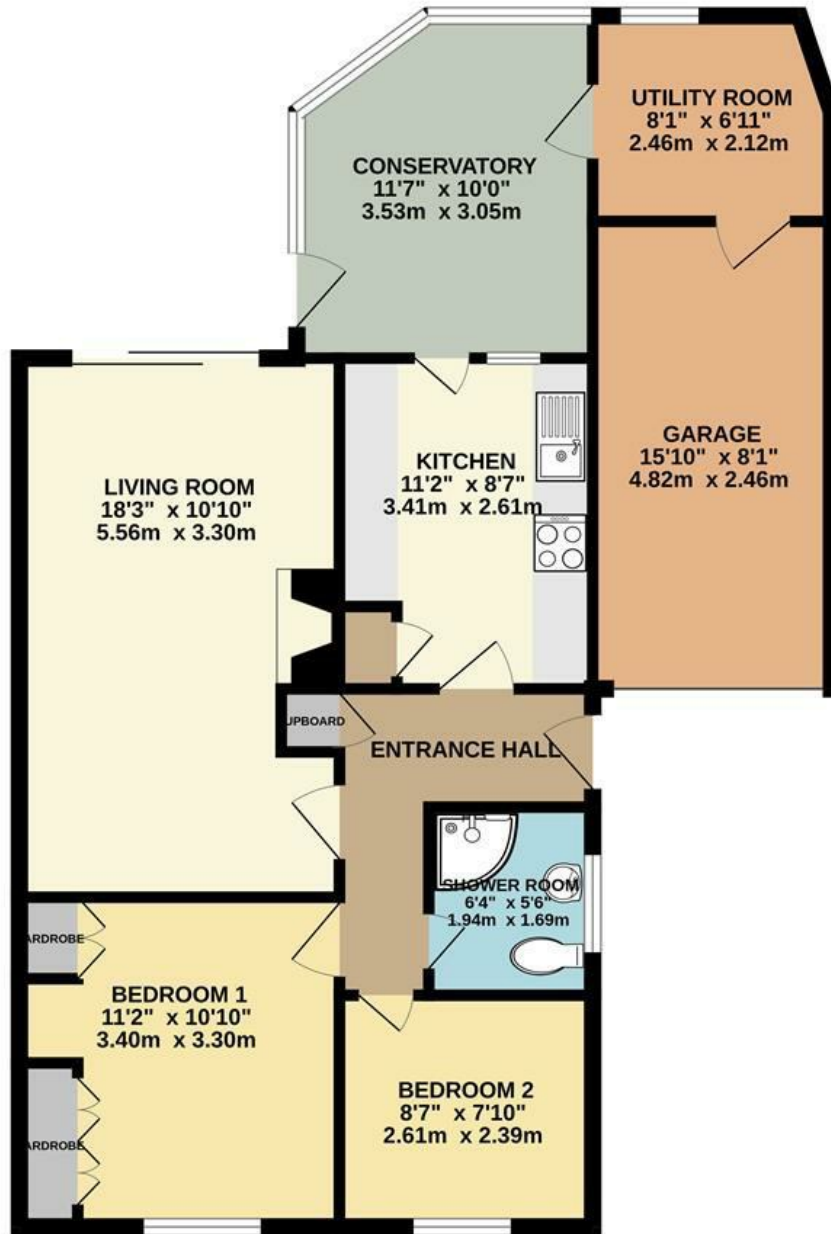
We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

### VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.



GROUND FLOOR  
852 sq.ft. (79.2 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	