



**56 CHILLINGTON DRIVE**  
**WOLVERHAMPTON, WV8 1AW**

**OFFERS IN THE REGION OF £435,000**  
**FREEHOLD**

NO CHAIN - Immaculately presented and extended 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. The property has been much improved by the current owner and is finished to an impressive standard throughout boasting spacious accommodation comprising entrance porch, hallway, living room, open plan dining kitchen, utility room, ground floor wet room, three bedrooms, family bathroom and a Southerly facing enclosed garden to the rear. A driveway to the front provides off road parking.



# 56 CHILLINGTON DRIVE

- Available With No Onward Chain
- Sought After Village Location
- Convenient For A Wide Range Of Amenities Including Train Station
- Finished To An Extremely High Standard Throughout
- Off Road Parking
- Utility Room
- Ground Floor Wet Room
- Re-Fitted Family Bathroom
- Three Bedrooms
- Majority TRIPLE Glazed Throughout



## APPROACH

The property is approached via a driveway providing off road parking with an adjacent lawned foregarden.

## ENTRANCE PORCH

Door to the hallway.

## HALLWAY

Staircase to the first floor landing, door to the living room and a useful under stairs cupboard.

## LIVING ROOM

Triple glazed window to the front, radiator, feature fireplace and doors to the open plan dining kitchen

## OPEN PLAN DINING KITCHEN

Cast iron radiator, plinth heater, triple glazed bi-fold doors, triple glazed top hung window, two Velux windows both electronically operated with rain sensors. tiled floor, part tiled walls and a range of fitted wall, drawer and base units with work surfaces over incorporating a sink and drainer unit with mixer tap. There is a fitted breakfast bar and a number of integrated appliances including a built in electric oven with air frying function, 4 ring induction hob, integral dishwasher and space for a fridge freezer. An opening provides access to the utility room.

## UTILITY ROOM

Ceiling down lighters, tiled floor, radiator and fitted work surface incorporating a stainless steel sink with mixer tap with space beneath for various household appliances including plumbing for a washing machine.

Doors provide access to the rear garden and the ground floor wet room.

## GROUND FLOOR WET ROOM

Double glazed obscure windows to the side, part tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and fitted shower.

## FIRST FLOOR LANDING

Double glazed obscure window to the side, loft access hatch with drop down ladders and doors to:

## BEDROOM ONE

Triple glazed window to the front, radiator.

## BEDROOM TWO

Triple glazed window to the rear, radiator.

## BEDROOM THREE

Triple glazed window to the front, radiator and built in storage cupboard.

## BATHROOM

Triple glazed obscure window to the rear, ceiling down lighters, part tiled walls, towel rail and suite comprising close coupled w.c., wash hand basin with vanity unit, panelled bath and shower enclosure.

## GARAGE

Power points, lighting and doors to the front.

## 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 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 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>

To the rear of the property is a Southerly facing garden with a paved patio area and lawn beyond.

## REAR GARDEN

## 56 CHILLINGTON DRIVE





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
		<b>86</b>
	<b>70</b>	
<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