



21 Chestnut Drive, Shelfield  
Walsall, WS4 1NU

£235,000

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Built in 2015 and offered for sale with no onward chain, this well presented, detached house would make an ideal family home and an internal viewing is highly recommended to fully appreciate what this property has to offer.

The accommodation includes welcoming entrance hallway with stairs to first floor & access to guest WC, dual aspect living room with French Doors to the rear and well appointed kitchen / diner with a range of wall & base units, integrated double oven, microwave and hob with extractor over, access to under-stairs storage and French Doors into the rear garden.

To the first floor there are three good sized bedrooms - the largest of which has an ensuite shower room - and the family bathroom with white suite comprising WC, wash basin with vanity unit and bath with shower over.

Externally, the good sized rear garden has lawn, paved and graveled areas and there is driveway parking to the front of the property for around 3 cars.





### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 4th February 2021

### Property Specification

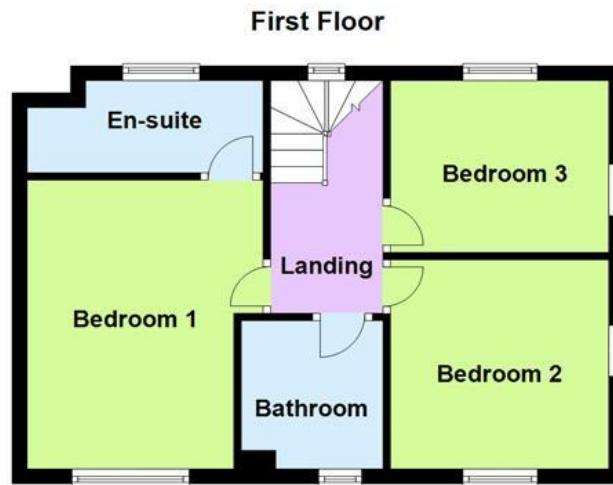
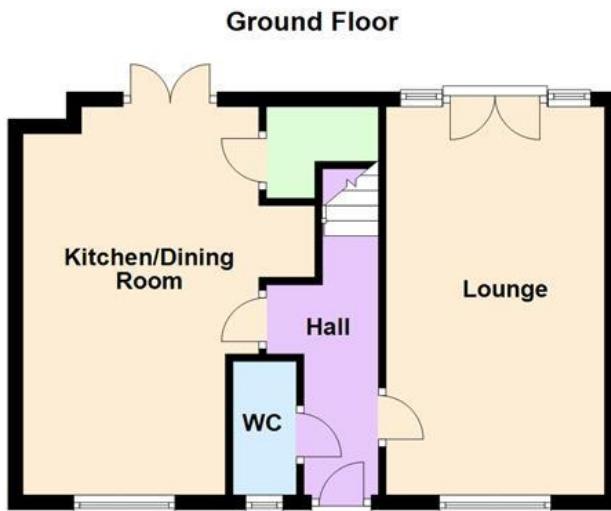
Lounge	5.31m (17'5") x 2.93m (9'7")
Kitchen/Dining Room	5.31m (17'5") x 3.16m (10'5") plus alcove
Bedroom 1	3.95m (12'11") x 3.16m (10'5") max
En-suite	3.16m (10'5") x 1.26m (4'2") max
Bedroom 2	2.93m (9'7") x 2.86m (9'5")
Bedroom 3	2.93m (9'7") x 2.35m (7'8")
Bathroom	6' 8" x 6' 3" (2.03m x 1.90m)

### Viewer's Note:

Services connected:  
Council tax band: C  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

New  
Instruction  
Awaiting  
E.P.C.

## Map Location

