



**Chiltern Drive,**  
Willenhall, WV13 3QL

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**Spacious Three-Bedroom Semi-Detached Home on a Generous Plot** perfectly positioned offering ample frontage, side land, and an extensive rear garden—ideal for families or those seeking outdoor space and future potential. Set back from the road, the property benefits from a private driveway and a converted garage currently used for storage. Part of the original garage space has been thoughtfully adapted to accommodate a wet room, enhancing the practicality of the home. Access is gained via a side entrance, leading you into a modern, well-appointed kitchen. This bright space features a large front-facing window, ample cupboard and worktop space, integrated appliances, and a cosy breakfast area. Adjoining the kitchen is a spacious, double-length lounge, filled with natural light from the window and double patio doors that open out onto the rear garden. The layout is ideal for entertaining or family living. The converted wet room on the ground floor is fitted with a WC, sink, open disability-access shower and easy-clean clinical flooring, providing convenience and accessibility. The rear garden is a standout feature—starting with a paved patio area, there's also a shed to the side and rear, and a large lawned space that offers privacy and plenty of room for children, pets, or further landscaping. Upstairs, the home comprises: A main bathroom with bath and sink, and a separate WC, both with windows to the front. The main bedroom and bedroom three are positioned at the rear of the property, both enjoying lovely garden views. Bedroom two, also front-facing, is spacious and light-filled with a wide window. Additional storage is provided via two inset cupboards on the landing.

### Entrance Hall

**Lounge:** 18' 4" x 10' 9" (5.58m x 3.28m)

**Kitchen:** 10' 10" x 9' 1" (3.31m x 2.77m)

**Ground Floor Wet Room:** 7' 1" x 5' 9" (2.17m x 1.76m)

**Storage:** 9' 2" x 7' 1" (2.79m x 2.16m)

### On The First Floor

#### Landing

**Main Bedroom:** 12' 5" x 9' 7" (3.79m x 2.92m)

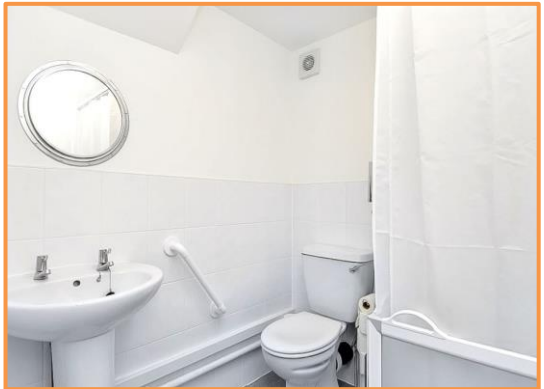
**Bedroom Two:** 10' 11" x 10' 3" (3.34m x 3.12m)

**Bedroom Three:** 8' 6" x 7' 10" (2.59m x 2.39m)

**Bathroom:** 6' 3" x 5' 1" (1.90m x 1.55m)

**Separate W.C.**

**BUYERS INFORMATION:** In line with UK anti-money laundering regulations, 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 £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.





# General information

**TENURE: Freehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**COUNCIL TAX BAND: B**

**EPC RATING: E**

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**VIEWING:** By way of prior appointment with Skitts Estate Agents Skitts - Willenhall Tel: 01902 631151 Email: willenhall@skitts.net

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**MARKET APPRAISAL:** We offer a free no obligation valuation service. To find out the value of your property please call us today to arrange an appointment.

**NOTICE:** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

**DISCLOSURE** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



£250,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

Approx Gross Internal Area  
84 sq m / 901 sq ft



Ground Floor  
Approx 42 sq m / 455 sq ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**

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