



11 CHARTWELL DRIVE WOLVERHAMPTON, WV10 8JL

OFFERS IN THE REGION OF £210,000
FREEHOLD

NO CHAIN - Situated in an extremely popular and convenient location, this attractive three-bedroom semi-detached home offers spacious and well-proportioned accommodation throughout, making it an ideal purchase for families and first-time buyers alike.

The property is ideally positioned close to a wide range of local amenities, including schools, shops and public transport links. Internally, the accommodation briefly comprises an entrance hall, spacious L-shaped living and dining room, kitchen, three bedrooms and a family bathroom.

Externally, the property benefits from a pleasant enclosed rear garden, a garage and a driveway to the front providing valuable off-road parking.

Early viewing is highly recommended to appreciate the space, location and potential this home has to offer.



11 CHARTWELL DRIVE

- Available With No Onward Chain • Three Bedroom Semi-Detached Home • Spacious & Well Proportioned Accommodation • Ever Popular Location Close To A Range Of Amenities • Ideal For First Time Buyers & Families • L-Shaped Living & Dining Room • Garage • Enclosed Rear Garden



APPROACH

The property is approached via a driveway providing off road parking for several vehicles with an adjacent lawn.

ENTRANCE HALL

Radiator, under stairs cupboard, staircase to the first floor landing and doors to the living/dining room and kitchen.

L-SHAPED LIVING/DINING ROOM

19'8" max x 13'5" max

Two double glazed windows to the rear, radiator, feature fireplace and a door to the kitchen.

KITCHEN

10'11" x 7'9"

Double glazed windows to the front and side and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is space for various household appliances including a cooker, fridge freezer and plumbing for a washing machine. A part glazed door provides access to the garage.

FIRST FLOOR LANDING

Double glazed obscure window to the front, built in airing cupboard, loft access hatch and doors to:

BEDROOM ONE

10'11" x 10'8"

Double glazed window to the rear and radiator.

BEDROOM TWO

11'8" x 8'6"

Double glazed window to the rear, radiator and built in storage cupboard.

BEDROOM THREE

8'11" max x 8'1" max

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

BATHROOM

Double glazed obscure window to the side and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath.

REAR GARDEN

To the rear of the property is a well established garden with a useful gardeners store, paved patio area and lawn beyond.

GARAGE

19'7" x 7'7"

Power points, lighting, window to the rear and doors to the front and rear.

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 - Wolverhampton City Council - Tax Band B.

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>

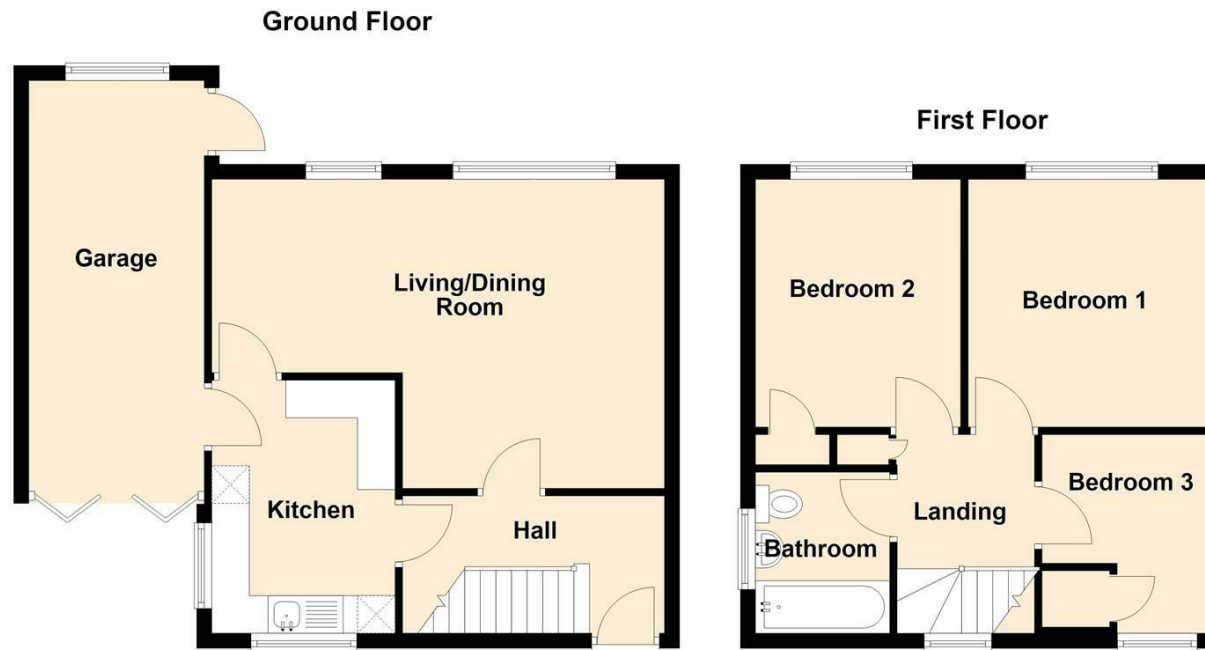
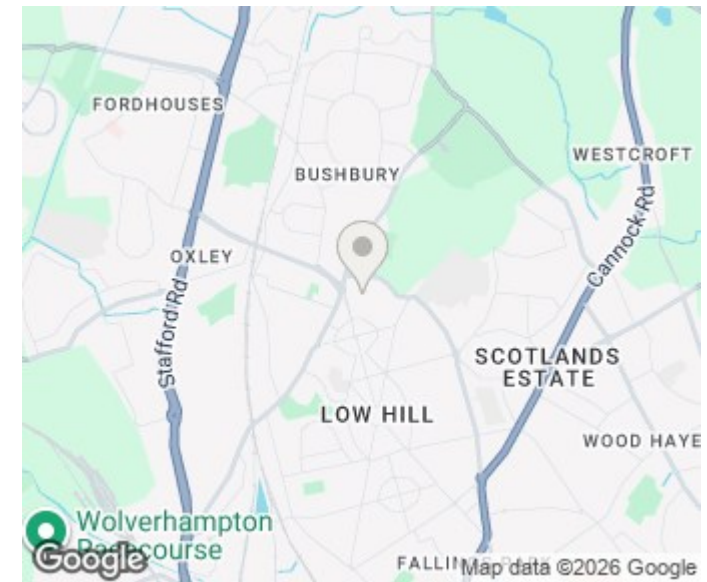
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

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



Sanders, Wright & Freeman - Sales 01902 575555
 13 Waterloo Road enquiries@swfestateagents.co.uk
 Wolverhampton www.swfestateagents.co.uk
 West Midlands
 WV1 4DJ

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