



**4, Forsythia Grove  
Codsall, Wolverhampton, WV8 1HJ  
Offers in the region of £250,000**

4 Forsythia Grove is a 3 bed semi detached family home positioned in a quiet cul-de-sac location within walking distance of the local schools, shops and train station and is offered to market with no upward chain.

Externally, the driveway is positioned to the rear of the property along with a garage providing off road parking. The entrance porch is access via a gate on the driveway which leads into the rear garden. To the front of the property is a well maintained garden with stocked borders.

To the ground floor is a dining room, spacious living room, kitchen and W.C. To the first floor are three good sized bedrooms and a modern shower room.

The property has benefited from improvements over recent years, including a new roof and replacement windows to the rear elevation in 2022. Whilst well maintained, further modernisation is required to reach its full potential, offering an excellent opportunity for buyers to enhance and personalise the property to their own taste.

# 4 Forsythia Grove, Codsall, Wolverhampton, WV8 1HJ

## LOCATION

Located towards the top of a quiet cul-de-sac in a popular and established residential area, this family home is conveniently located for all local amenities in both the village centre and Birches Bridge and is within walking distance of Bilbrook train station and the highly regarded local schools, including Birches First School, St Christopher's Primary Academy, Codsall Middle School and Codsall Community High School.

## FRONT



A pleasant and low maintenance frontage having a pathway to the front door and a lawn with stocked borders. With a gate leading to the rear of the garage.

## PORCH



Having tile flooring and wooden panelling to the walls.

## DINING ROOM

10'10" x 8'4" (3.31 x 2.55)



Entrance via the porch leads directly into the dining room. Having window to the front, radiator and open archway connecting the dining room with the living room. With door into the kitchen.



**LIVING ROOM**

15'0" x 10'10" (4.58 x 3.31)



Having plain coving to the ceiling, gas fireplace, radiator and bow window to the front.

**KITCHEN**

8'4" x 7'3" (2.55 x 2.21)



Having wall and base units, laminate worktops, integrated microwave, 1.5 stainless steel sink, window to the rear and door into the hallway.

With space and plumbing for white goods.



**HALL**



Having storage units and cupboards. With staircase to the first floor and door to the W.C.

**W.C.**



Having radiator, fully tiled walls, W.C. and hand washbasin.

**LANDING**

Having window to the side, doors to the shower room, three bedrooms, storage cupboard and airing cupboard. With loft hatch providing access to the space above which has a ladder and electric light..

**SHOWER ROOM**



A modern shower room having laminate flooring, radiator, fully tiled walls, pedestal hand washbasin, W.C, obscure window to the rear and a walk in shower.

**BEDROOM ONE**

12'3" x 10'1" (3.74 x 3.09)



A bright and spacious room having built in wardrobe and window to the rear.



**BEDROOM TWO**

12'3" x 11'0" (3.74 x 3.36)



Having built in wardrobe, radiator and window to the front.

**BEDROOM THREE**

7'10" x 6'11" (2.40 x 2.12)



Having radiator and window to the front.



**GARAGE**

17'0" x 10'1" (5.19 x 3.08)



Having an up and over door, lighting and power sockets.  
With door and window to the front.

**REAR**



To the rear of the property is a private driveway and a garage with gated access to the rear garden. The garden is South Easterly facing, with a paved patio, decorative slate and raised borders. The entrance porch is located at the rear of the property.



**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 - C**

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

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.

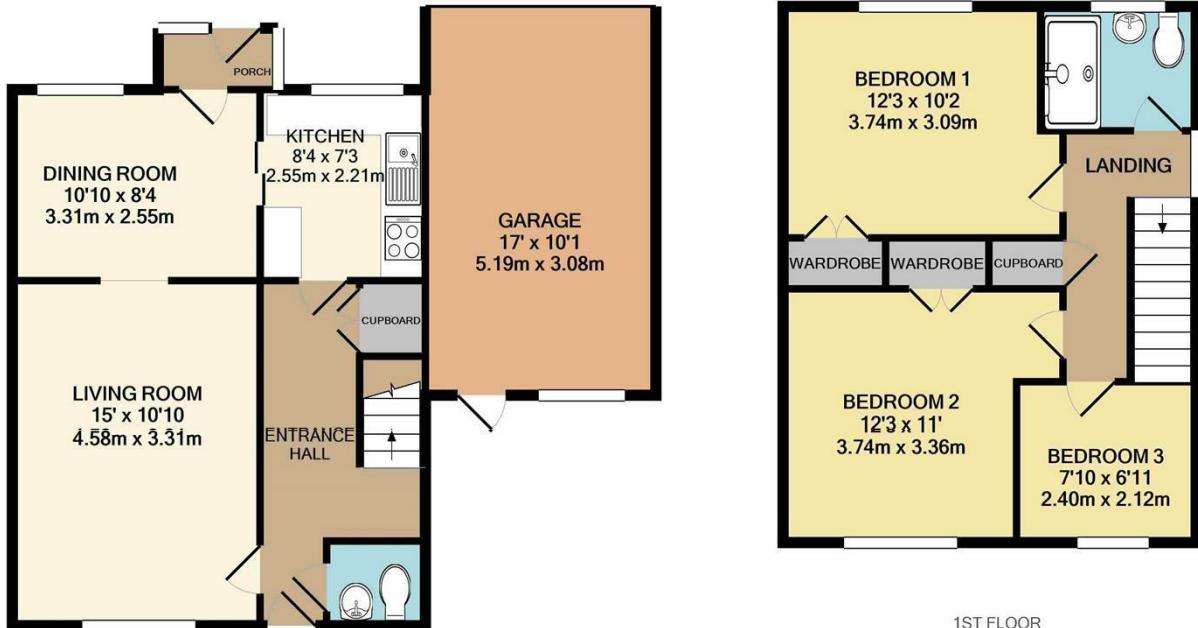
**BROADBAND**

Ofcom checker shows that Standard / Superfast / Ultrafast are available.

**MOBILE**

Ofcom checker shows that two of the main four providers have coverage indoors and all four of the main providers have coverage outdoors.





1ST FLOOR  
APPROX. FLOOR  
AREA 424 SQ.FT.  
(39.4 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 610 SQ.FT.  
(56.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1034 SQ.FT. (96.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	69	76	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	