



**14, Slade Gardens  
Codsall, Wolverhampton, Staffordshire WV8 1BJ  
Asking price £225,000**

A MODERN STYLE, THREE BEDROOM MID TERRACE HOUSE SITUATED IN A PLEASANT AND QUIET CUL-DE-SAC ON THE EVER POPULAR CHILLINGTON ESTATE \*NO UPWARD CHAIN\*

This well laid out home offers well proportioned living accommodation and is nicely presented throughout.

The accommodation briefly comprises porch, lounge, dining room, kitchen, three good sized bedrooms, family bathroom and detached single garage in a separate block.

## **LOCATION**

Located in a popular residential area, this property is conveniently situated with local schools, Birches Bridge shopping precinct and Codsall Village centre all within walking distance. The area is well served by local shops and amenities having good transport links with regular bus services to the surrounding areas and the train station also within walking distance.

## **PORCH**

6'1" x 3'8" (1.87 x 1.13)

A good sized porch with double glazed obscure windows to the front and side, tiled flooring and door leading into the lounge.

## **LOUNGE**

14'8" x 14'7" (4.49 x 4.46)



A generous and light filled space having feature fireplace with gas fire, laminate flooring, central heating radiator, plain coving, double glazed bow window to the front, stairs to the first floor and double doors with glass panels into the dining room.



## **DINING ROOM**

8'0" x 8'7" (2.44 x 2.62)



Having double glazed sliding doors to the rear garden, laminate flooring, central heating radiator and door to the kitchen.



**KITCHEN**

9'10" x 5'9" (3.00 x 1.77)



**BEDROOM ONE**

14'0" x 8'7" (4.29 x 2.62)



Having matching wall and base units, tiled flooring, part tiled walls, laminate worktop, plumbing for washing machine and double glazed window to the rear.

A bright room having laminate flooring, central heating radiator, plain coving, built in double wardrobe and double glazed window to the front.



**BEDROOM TWO**

10'5" x 8'7" (3.18 x 2.62)



Having carpeted flooring, central heating radiator, plain coving, double glazed window to the rear and built in furniture consisting of dressing table, wardrobes and overbed storage.

**BATHROOM**

6'2" x 5'8" (1.88 x 1.74)



Having lino flooring, central heating radiator, obscure window to the rear, pedestal wash basin, close coupled w.c and panel bath with electric shower over.

**GARAGE**

Located in a separate block, having an up and over door.

**FRONT**



**BEDROOM THREE**

8'4" x 5'10" (2.56 x 1.78)

Having laminate flooring, central heating radiator, plain coving and double glazed window to the front.

Having a slabbed footpath leading to the UPVC front door and low maintenance graveled frontage.

**REAR**



A low maintenance and enclosed rear garden having patio area, gravel area with shrubs and a small area of lawn.



**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 - B**

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. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

**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.

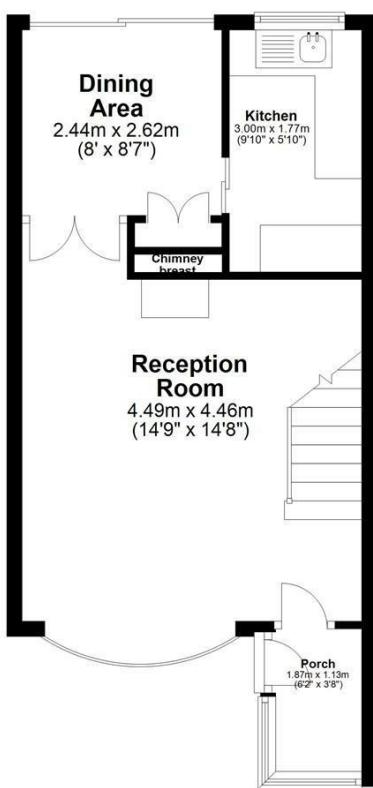
**VIEWING**

By arrangement through Worthington Estates Codsall office (01902) 847 358.



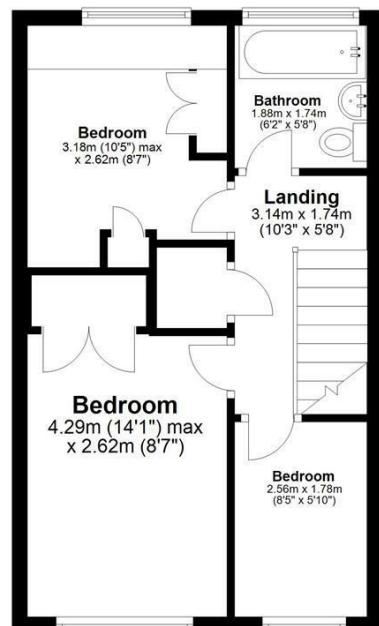
### Ground Floor

Approx. 37.0 sq. metres (398.7 sq. feet)



### First Floor

Approx. 35.0 sq. metres (376.9 sq. feet)



Total area: approx. 72.1 sq. metres (775.6 sq. feet)

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	