



WORTHINGTON ESTATES



39, Fairfield Drive
Codsall, Wolverhampton, Staffordshire WV8 2AE
Offers in the region of £450,000

A CHARMING FIVE BEDROOM DETACHED FAMILY HOME SITUATED IN THE HEART OF CODSALL VILLAGE *NO UPWARD CHAIN*

This stunning property is set within a peaceful cul-de-sac, providing spacious and sociable family living. The area is well served by excellent local schools and transport links with Codsall train station and a comprehensive range of shops and amenities within short walking distance.

The accommodation briefly comprises entrance hall, sizeable living/dining room, guest w.c, kitchen, utility, five good sized bedrooms, one having an en-suite, family bathroom and integral single garage. This well cared for home is in need of some modernisation but offers enormous potential.

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FRONT



The property has a generous and low maintenance frontage with an area of lawn and a tarmac driveway providing ample off road parking for several vehicles. With an integral single garage and gated access leading to the rear of the property.

PORCH

2'8" x 5'2" (0.82 x 1.60)

An enclosed porch having tile flooring and double glazed upvc door and side panels.

HALL

6'6" x 9'2" (2.00 x 2.80)

A wooden front door leads you into the hall, having central heating radiator and carpeted flooring. With doors leading to the living/dining room, guest WC and to the cloakroom.

GUEST WC

Having lino flooring, central heating radiator, built in storage under the stairs, obscure window to the side, close coupled WC and wall hung hand washbasin.

LIVING/DINING ROOM

22'11" x 9'1" (6.99 x 2.77)



A spacious L shaped living/dining room, having triple glazed window to the front, plain coving, two central heating radiators, carpeted flooring, door leading to the kitchen and double glazed patio door leading to the rear garden.



KITCHEN

11'11" x 8'8" (3.64 x 2.66)



Having double glazed window to the rear, lino flooring, tiled walls, pantry, laminate worktop, wall and base units providing plenty of storage space, with door leading to the utility.

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UTILITY

11'11" x 6'2" (3.64 x 1.89)



Having double glazed window to the rear, plumbing for washing machine, door leading to the garage and double glazed door leading to the rear garden.

BEDROOM ONE

11'9" x 13'8" (3.60 x 4.19)



Having carpeted flooring, central heating radiator, dual aspect double glazed windows to the front and side and built in cupboards and shelving. This is a really generously sized room, full of natural light, currently used as a sitting room.

BEDROOM TWO

10'9" x 13'10" (3.28 x 4.23)



A double bedroom having carpeted flooring, central heating radiator, double glazed window to the rear, two built in double wardrobes with shelving and hanging rails and built in shelving and drawers. Benefitting from an en-suite comprising of a thermostatic shower and wash basin set into vanity unit.



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BEDROOM THREE

9'1" x 12'1" (2.79 x 3.70)



Another generously sized double bedroom having carpeted flooring, central heating radiator, double glazed window to the front and built in wardrobe with shelving and hanging rail.

BEDROOM FOUR

10'4" x 9'10" (3.17 x 3.01)



A double bedroom having carpeted flooring, central heating radiator, built in wardrobe with hanging rail and double glazed window to the front.

BEDROOM FIVE

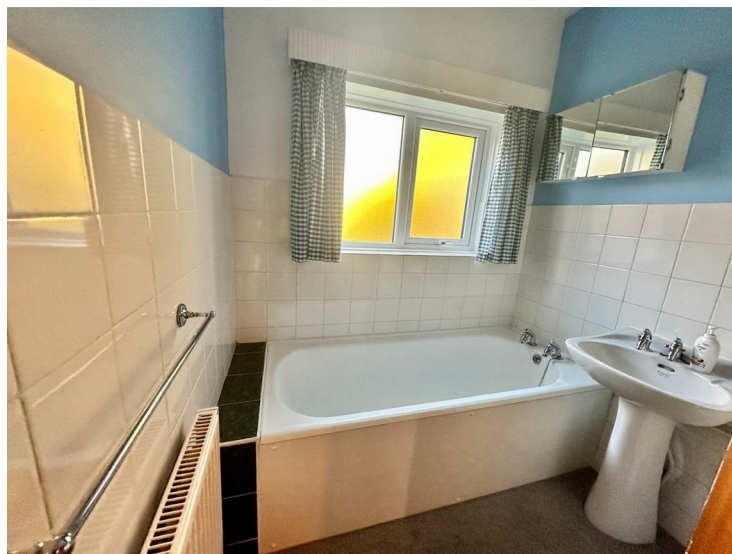
8'0" x 8'3" (2.446 x 2.520)



Having carpeted flooring, double glazed window to the front and built in wardrobe with hanging rail.

FAMILY BATHROOM

6'2" x 6'7" (1.90 x 2.02)



Having carpeted flooring, central heating radiator, part tiled walls, pedestal washbasin, close coupled WC, panel bath and double glazed obscure window to the rear.

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GARAGE

22'11" x 8'2" (6.99 x 2.49)



A sizeable single garage having electricity points and built in shelving.

REAR

An enclosed rear garden having a slabbed pathway, borders stocked with shrubs, planters and tap.



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 - E

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.

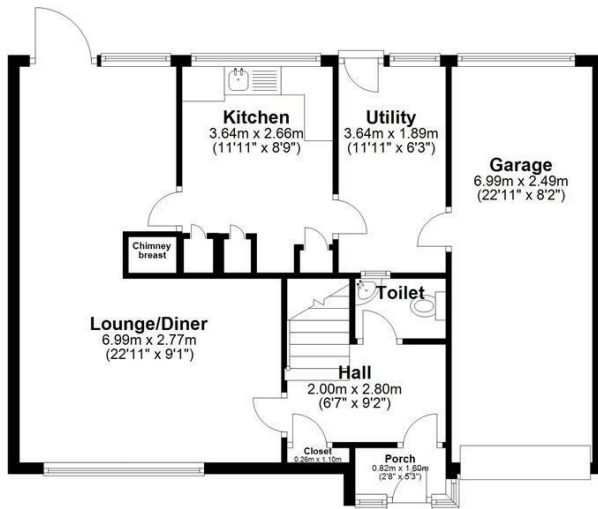
TENURE

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. 71.6 sq. metres (770.3 sq. feet)



First Floor
Approx. 70.2 sq. metres (756.1 sq. feet)



Total area: approx. 141.8 sq. metres (1526.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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