



**16, Church Road  
Codsall, Wolverhampton, Staffordshire WV8 1EA**

**Asking price £180,000**

A fantastic opportunity to acquire this extremely well presented first floor maisonette in the heart of Codsall village, offered to market with no upward chain.

Enjoying a prime location within a short walking distance of excellent local schools, shops and amenities in this highly favored village, the property briefly comprises an entrance hall, spacious living room, modern kitchen, two bedrooms and a bathroom. Benefitting from a garden to the front, an area of garden to the rear, double glazing and gas central heating throughout and a single garage.

Offering a modern and functional layout and ready to move into, this property is ideal for first time buyers, investors or those looking to downsize.

## 16 Church Road, Codsall, Wolverhampton, Staffordshire WV8 1EA

### LOCATION

Situated in a desirable location within a stones throw of Codsall village and its array of shops and amenities including butchers, chemists, florists, cafes, restaurants, public houses, banks, supermarkets and post office. The highly regarded local schools are also within short walking distance along with Birches Bridge shopping precinct, Codsall Leisure Centre, Codsall Community Hub and Codsall train station.

Excellent transport links provide easy access to the city centre and surrounding areas with the M54 and M6 motorways being easily accessible.

### FRONT

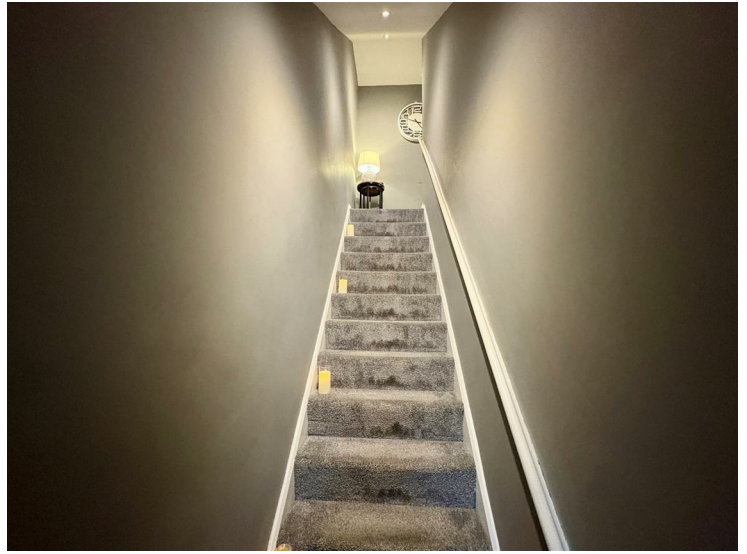


Having an area of lawn and footpath leading to the front door.

### ENTRANCE



Having laminate flooring, plain coving to the ceiling, obscure window to the side and carpeted stairs leading to the landing.



### LANDING

Having carpeted flooring, radiator and doors to the two bedrooms, bathroom, living room and airing cupboard.

### LIVING ROOM

15'8" x 10'10" (4.78 x 3.31)



A bright, spacious yet cosy living room with ample space for a dining table. Having carpeted flooring, plain coving to the ceiling and two radiators. With window to the front and door leading into the kitchen.

# 16 Church Road, Codsall, Wolverhampton, Staffordshire WV8 1EA



## BEDROOM ONE

11'7" x 9'9" (3.54 x 2.98)



## KITCHEN

11'7" x 6'11" (3.54 x 2.12)



Having carpeted flooring, radiator, plain coving to the ceiling and window to the rear.



Having wall and base units, tile flooring, laminate worktops, large built in storage cupboard and window to the rear. Benefitting from integrated appliances which include microwave, fridge and freezer.

With space and plumbing for washing machine.



## 16 Church Road, Codsall, Wolverhampton, Staffordshire WV8 1EA

### BEDROOM TWO

13'0" x 7'7" (3.98 x 2.32)



A good sized second bedroom having carpeted flooring, radiator, plain coving to the ceiling and window to the front. With built in storage cupboard.

### BATHROOM



Having tile flooring, radiator, fully tiled walls, obscure window to the rear and a white suite consisting of concealed cistern wc, panel bath with shower over and vanity unit with hand washbasin.

### REAR



To the rear there is an allocated area of garden.

### GARAGE

The property benefits from a single garage in a separate block located just around the corner.

### 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.

## 16 Church Road, Codsall, Wolverhampton, Staffordshire WV8 1EA

### 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.

### LEASEHOLD

The terms of the lease are 99 years from 1 June 2015. There are currently 88 years remaining on the lease as at 23/7/25.

The ground rent is £60 per annum. There is no service charge.

### POSSESSION

Vacant possession will be given on completion.

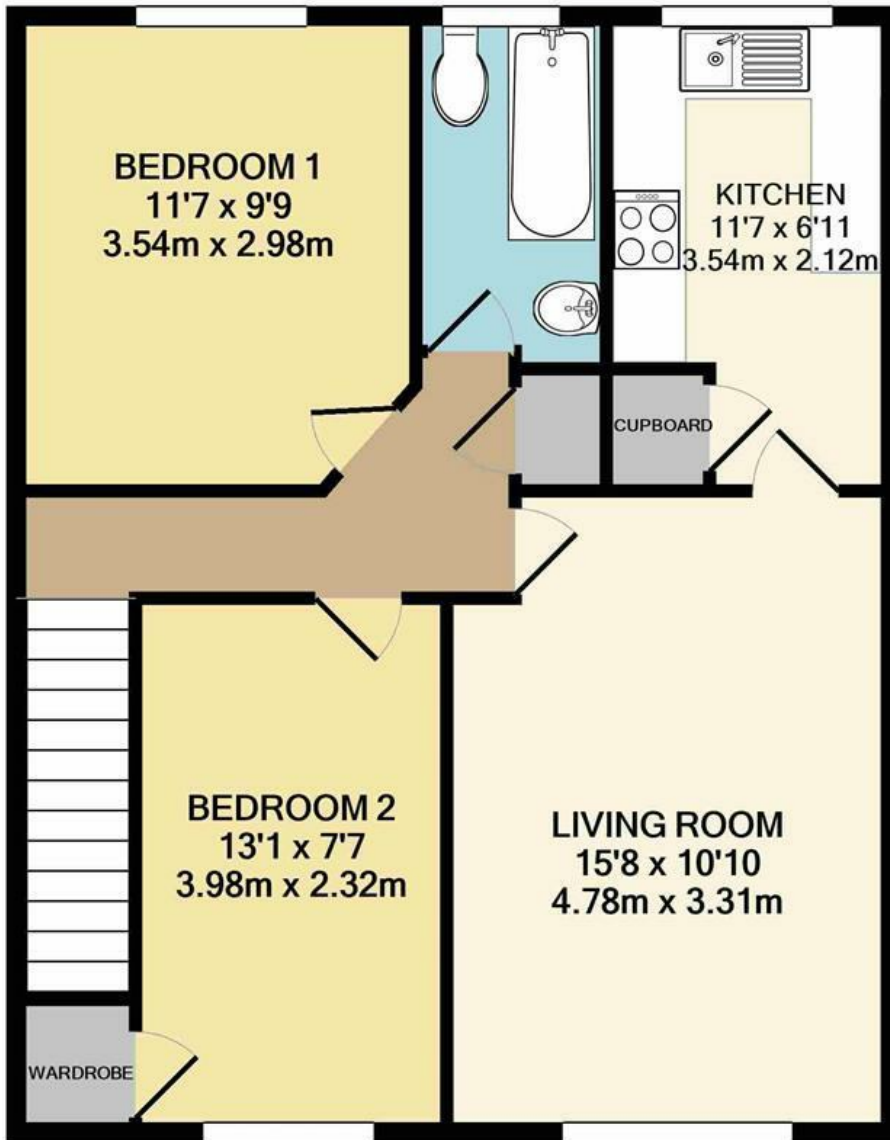
### SERVICES

We are informed by the vendor that all mains services are connected.

### VIEWING

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





TOTAL APPROX. FLOOR AREA 584 SQ.FT. (54.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and omissions are prospective.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		