



**6, Chestnut Close**  
**Codsall, Wolverhampton, Staffordshire WV8 2EZ**  
**Offers in the region of £360,000**

A DELIGHTFUL TWO BEDROOM DETACHED BUNGALOW OCCUPYING A PRIME LOCATION IN THE SOUTH STAFFORDSHIRE VILLAGE OF CODSALL \*NO UPWARD CHAIN\*

Exceptionally maintained throughout, the property briefly comprises entrance hall, living/dining room, modern fitted kitchen, two double bedrooms and a contemporary shower room. The property benefits from an attached garage, large driveway and a south easterly facing rear garden.



## 6 Chestnut Close, Codsall, Wolverhampton, Staffordshire WV8 2EZ

### LOCATION

This property is one of only three bungalows situated towards the end of Chestnut Close, a small and charming cul-de-sac just off the prestigious Histons Hill. Codsall offers a full complement of excellent local shops, schools and transport links with Codsall train station and bus services within easy reach. Wolverhampton City Centre and the I-54 Business Park, Jaguar Land Rover and Pendeford Business Park are all within easy travelling distance.

### ENTRANCE HALL

14'0" x 8'0" (4.27 x 2.45)



A bright and spacious entrance hall having double glazed entrance door to the side, carpeted flooring, loft hatch providing access to the roof space above, central heating radiator and doors leading to the living/dining room, kitchen, two bedrooms, shower room and cloakroom. Benefitting from two airing cupboards offering useful storage space.

### LIVING/DINING ROOM

22'4" x 18'4" (6.81 x 5.60)



A well proportioned L shaped living/dining room, having carpeted flooring, feature fireplace with gas fire and stone surround, plaster coving to the ceiling, two central heating radiators, double glazed window to the rear and sliding patio door to the rear opening out onto the decking.



### KITCHEN

10'9" x 9'7" (3.30 x 2.94)



A modern fitted kitchen having high gloss wall, base and drawer units, roll top work surfaces, part tiled walls, laminate flooring, central heating radiator, serving hatch into the dining area. Benefitting from a pull out larder and integrated fridge/freezer.

With space and plumbing for freestanding appliances such as a washing machine and oven with built in extractor fan over.



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### BEDROOM ONE

10'11" x 8'11" (3.35 x 2.72)



Having built in wardrobes, dressing table, carpeted flooring, plaster coving to the ceiling, central heating radiator and a double glazed window to the front.

### BEDROOM TWO

12'0" x 11'0" (3.66 x 3.36)



A second double bedroom, having plaster coving to the ceiling, central heating radiator, carpeted flooring and a double glazed window to the front.



### SHOWER ROOM

8'1" x 7'10" (2.47 x 2.41)



A contemporary shower room having shower enclosure with mixer shower, comfort height w.c, hand wash basin set within vanity unit, central heating radiator, laminate flooring and two obscure double glazed windows to the side.



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REAR



FRONT



To the rear is a pleasant, enclosed south easterly facing garden that retains the sunlight well into the evenings. The patio area is fully decked and has low maintenance astro turf and borders with mature planting.



Nestled towards the end of this quiet cul-de-sac this attractive property benefits from a low maintenance front garden with an area of astro turf, a block paved driveway providing ample off road parking for several vehicles and leads to the entrance door, attached garage and to the door to the rear of the property, which is accessed via a side passage. The side passage also leads to the outhouse.





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### VIEWING

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

### 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.

### POSSESSION

Vacant possession will be given on completion.

### SERVICES

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

### 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.

### 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.

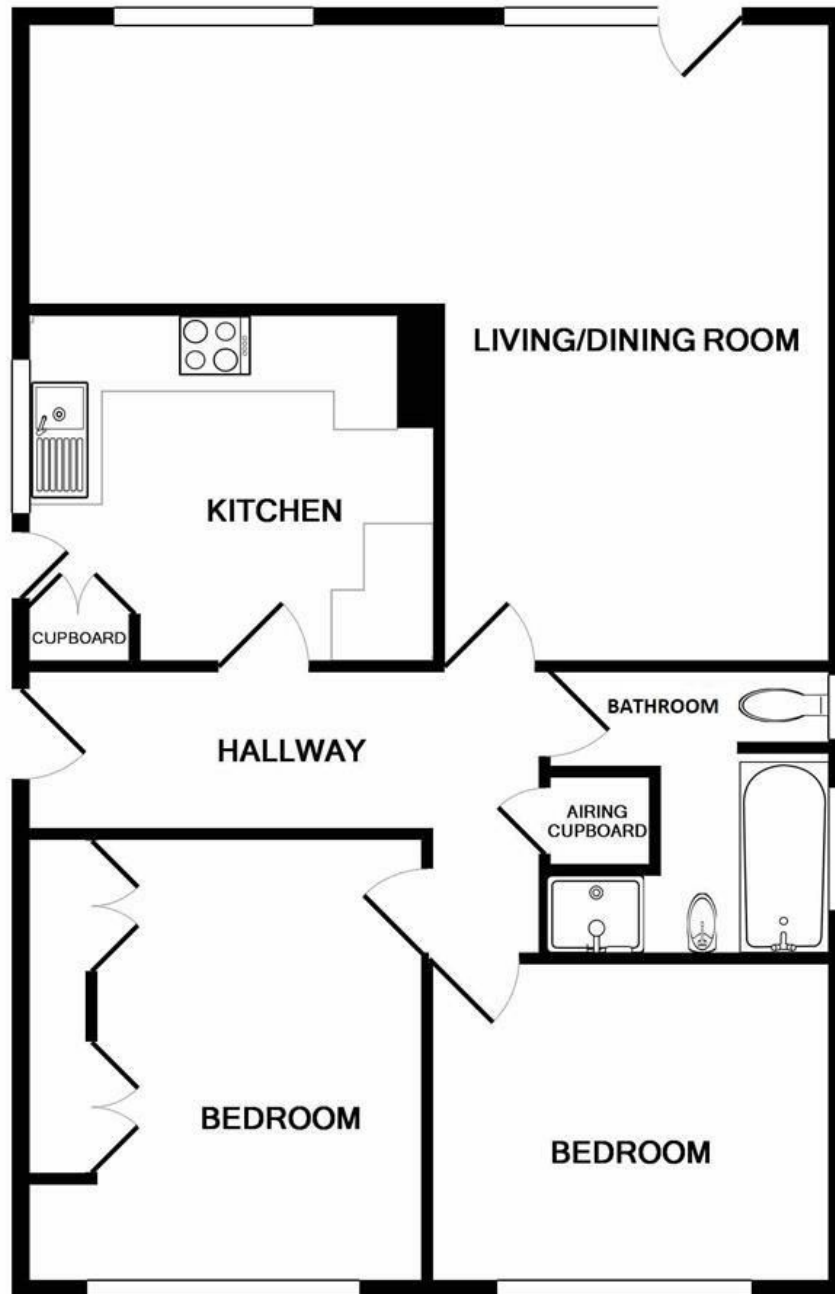
### FREE MARKET APPRAISAL


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.

### 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>67</b>	<b>84</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 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>	<b>64</b>	<b>81</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		
England & Wales		EU Directive 2002/91/EC 