



WORTHINGTON ESTATES



**9, Elliotts Lane  
Codsall, Wolverhampton, WV8 1PG**

**Offers in the region of £279,000**

Offered to market with no upward chain, 9 Elliotts Lane is a well maintained three bedroom semi detached family home positioned on a large corner plot in this highly regarded location, perfectly positioned for access to the array of facilities that Codsall has to offer.

To the ground floor is a well proportioned living room with doors leading into the fitted kitchen/diner. To the first floor are three bedrooms, two of which are doubles, and a shower room.

The property has well maintained gardens to the front, side and rear and benefits from a driveway and detached single garage to the rear of the property.

## 9 Elliotts Lane, Codsall, Wolverhampton, WV8 1PG

### LOCATION

Situated in a highly sought after location, a stones throw from Codsall High School and Codsall Leisure Centre and within short walking distance of the additional local schools, both Codsall and Bilbrook train stations, Birches Bridge shopping precinct and Codsall village centre.

The property is also conveniently situated for access to the M54 motorway, being only minutes away.

### FRONT

Occupying a sizeable corner plot with a well maintained wrap around garden to the front and side, a path leading to the entrance door which is located at the side of the property, with a separate door opening into the kitchen/diner.

With gated side access to the rear of the property.



### ENTRANCE HALL

Having tile flooring, doors into the kitchen/diner and living room and staircase to the first floor.

### LIVING ROOM

16'10" x 10'10" (5.15 x 3.32)



Dual aspect windows fill this room with natural light, having carpeted flooring, radiator, electric fireplace with brick surround and doors leading into the kitchen/diner.



### KITCHEN/DINER

16'10" x 13'6" (5.15 x 4.13)



Having tile flooring, an array of modern gloss, wall, base and draw units, radiator, quartz worktops, window to the rear and sliding doors opening onto the rear patio. With under stairs storage and an additional storage cupboard, the kitchen also benefits from integrated appliances including a NEFF double

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oven, NEFF hob with extractor over, Bosch washing machine and a fridge and freezer.



### SHOWER ROOM



Having radiator, close coupled w.c, hand washbasin set within vanity unit, walk in shower and obscure window to the rear.



### BEDROOM ONE

10'11" x 10'4" (3.33 x 3.16)



### LANDING

With doors to the three bedrooms, shower room and airing cupboard.

A bright and spacious room having dual aspect windows to the front and side, carpeted flooring, radiator and a built in wardrobe.

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**BEDROOM THREE**

8'4" x 6'6" (2.56 x 1.99)



**BEDROOM TWO**

11'10" x 10'7" (3.61 x 3.23)



Having carpeted flooring, radiator and window to the front.

**REAR**



Having carpeted flooring, radiator, window to the rear and built in wardrobe.

To the rear is a well maintained garden with mature planting, patio area and a stepped path leading to the rear gate and the outhouse.



## GARAGE AND DRIVEWAY



To the rear of the property is a block brick driveway providing parking for two vehicles, leading to the single garage which has a concrete floor and an up and over door. With a gate on the driveway providing access to the rear garden.

## 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.

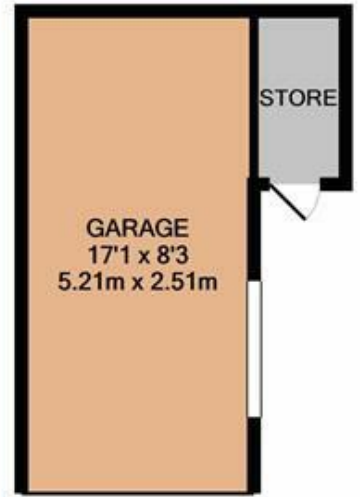
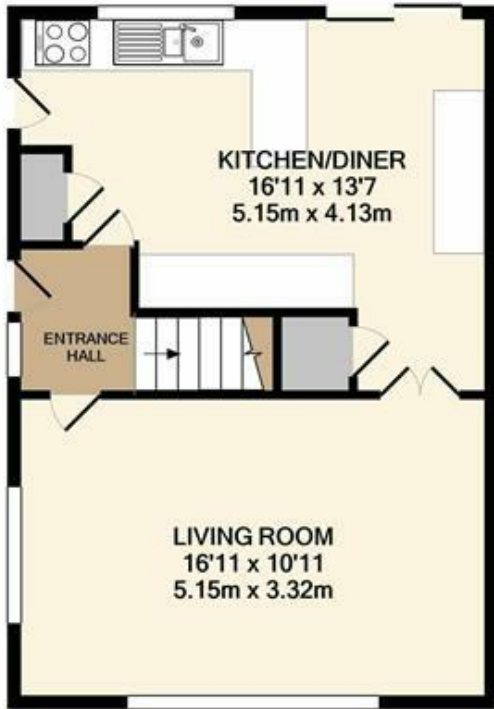
## TENURE

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.





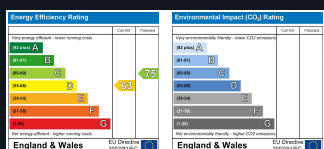
GROUND FLOOR  
APPROX. FLOOR  
AREA 574 SQ.FT.  
(53.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 987 SQ.FT. (91.7 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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1ST FLOOR  
APPROX. FLOOR  
AREA 413 SQ.FT.  
(38.4 SQ.M.)



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