



**6, Carter Avenue
Codsall, Wolverhampton, Staffordshire WV8 1HQ
Offers in excess of £380,000**

A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME OFFERING SPACIOUS AND EXCEPTIONALLY WELL MAINTAINED LIVING ACCOMMODATION

This superb property enjoys a convenient location within short walking distance of excellent local schools, shops, and amenities in this highly favoured village. Offering stylish and modern family living, this light and airy accommodation comprises entrance hall, spacious family living room, dining room, kitchen, utility, guest w.c, family bathroom, three double bedrooms, one with en-suite, and a forth single bedroom. The property benefits from a garden room to the rear, an integrated single garage converted into two spaces used for storage and as an additional living space/study and double glazing throughout.

LOCATION

This property is conveniently located for all local amenities in both Codsall village centre and Birches Bridge. Within walking distance of Bilbrook train station and the highly regarded local schools, including Birches First School, Codsall Middle School and Codsall Community High School.

FRONT



An attractive frontage having a large driveway affording off road parking for several vehicles, an area of lawn with a border stocked with shrubs and a low level boundary wall to the front and side. With gated access on both sides leading to the rear of the property.

ENTRANCE HALL

10'2" x 4'8" (3.10 x 1.43)



A bright and welcoming entrance hall having laminate flooring, radiator, stairs to the first floor and doors into the living room and the garage.

LIVING ROOM

17'6" x 11'5" (5.35 x 3.49)



A spacious and light filled room having bow windows to the front, luxury vinyl tile flooring, plain ceiling coving, feature gas fireplace with marble effect surround, two radiators, two obscure windows to the side, door into the kitchen and double doors opening up into the dining room. With storage space under the stairs.



DINING ROOM

11'10" x 12'0" (3.62 x 3.68)



An elegant room, having luxury vinyl tile flooring, plain ceiling coving, radiator, doorway into the kitchen and French doors opening up onto the rear patio.

KITCHEN

10'1" x 12'1" (3.09 x 3.70)



Recently refurbished to a high spec, this luxurious kitchen has windows to the rear, laminate flooring, quartz worktops with 1.5 upstand, designer vertical radiator, recessed ceiling spotlights, matching wall, base and drawer units, wine rack, integrated appliances including dishwasher and electric oven with hob and extractor over. With door leading into the utility.



UTILITY

5'7" x 5'2" (1.71 x 1.58)



Having laminate flooring, wall units, plumbing for washing machine, laminate worktop with 1.5 upstand, door into the w.c, obscure window to the side and a stable door opening up onto the side of the property.

GUEST W.C.

5'6" x 2'2" (1.69 x 0.68)

Having laminate flooring, close coupled w.c, part tiled walls and vanity unit with hand washbasin set within.

LANDING

11'9" x 9'6" (3.59 x 2.90)



Having carpeted flooring, radiator, airing cupboard housing the hot water tank and loft hatch providing access to the space above. With doors to the four bedrooms and the family bathroom.

PRINCIPAL BEDROOM

17'6" x 12'0" (5.35 x 3.68)

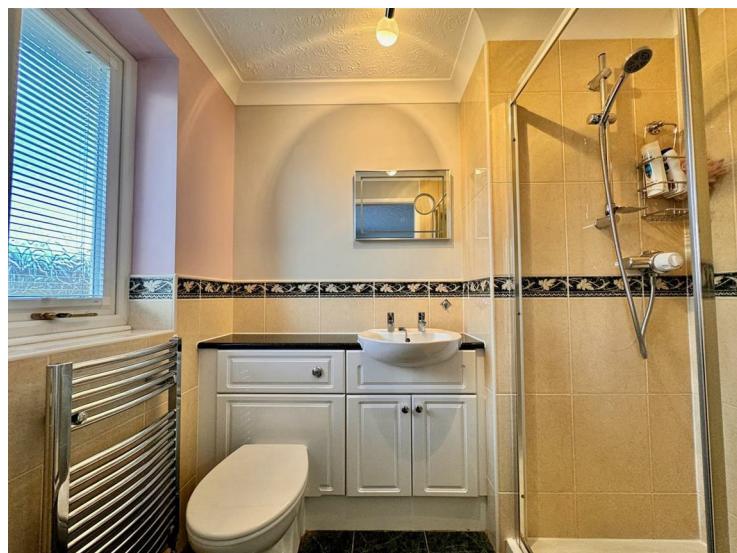


Having windows to the front, plain ceiling coving, radiator, carpeted flooring and 4 x fitted wardrobes with sliding doors. With door to the en-suite.



EN-SUITE

7'0" x 3'2" (2.14 x 0.98)



Having laminate flooring, obscure window to the side, plain ceiling coving, chrome heated towel rail, part tiled walls, vanity unit with recessed w.c. and hand washbasin set within, and shower within a recess.

BEDROOM TWO

11'10" x 12'1" (3.63 x 3.69)



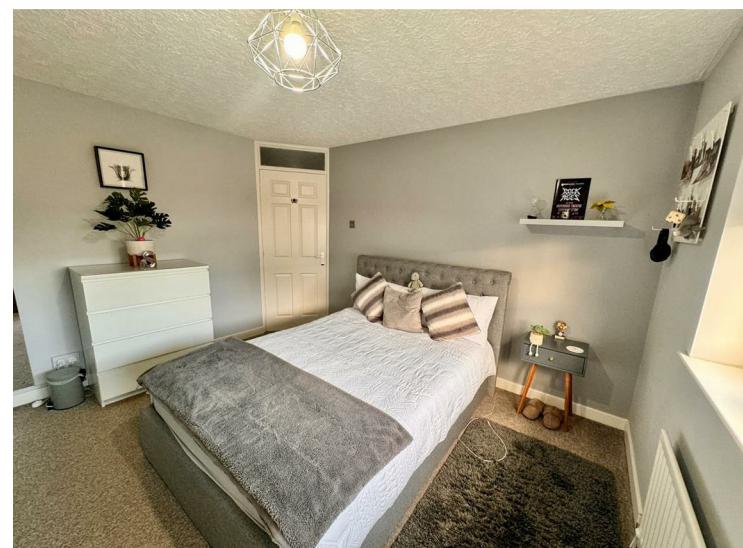
Having windows to the rear, carpeted flooring, radiator, recess area for dressing table and built in double wardrobe with sliding doors.

BEDROOM THREE

10'2" x 12'1" (3.10 x 3.70)



Having windows to the rear, radiator, carpeted flooring and 3 x built in wardrobes with sliding doors.



BEDROOM FOUR

10'2" x 7'8" (3.10 x 2.36)



Having windows to the front, carpeted flooring, radiator and plain ceiling coving.

FAMILY BATHROOM

8'9" x 5'2" (2.68 x 1.58)



Having obscure window to the side, chrome vertical towel rail, laminate flooring, fully tiled walls, quartz worktop, luxury white suite consisting of vanity unit with recessed w.c. and hand washbasin set within and a panel bath with shower over,

GARAGE (STORAGE)

8'6" x 7'8" (2.60 x 2.36)

Used for storage, with double doors and electricity. With door leading into the study.

STUDY

7'2" x 7'6" (2.20 x 2.36)

Previously forming part of the garage. Having a window to the side.

REAR



A really pleasant and enclosed rear garden having a patio area, an area of low maintenance astro turf with decking around the borders. Benefiting from a garden room which has laminate flooring and electricity, providing useful additional living space.



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.

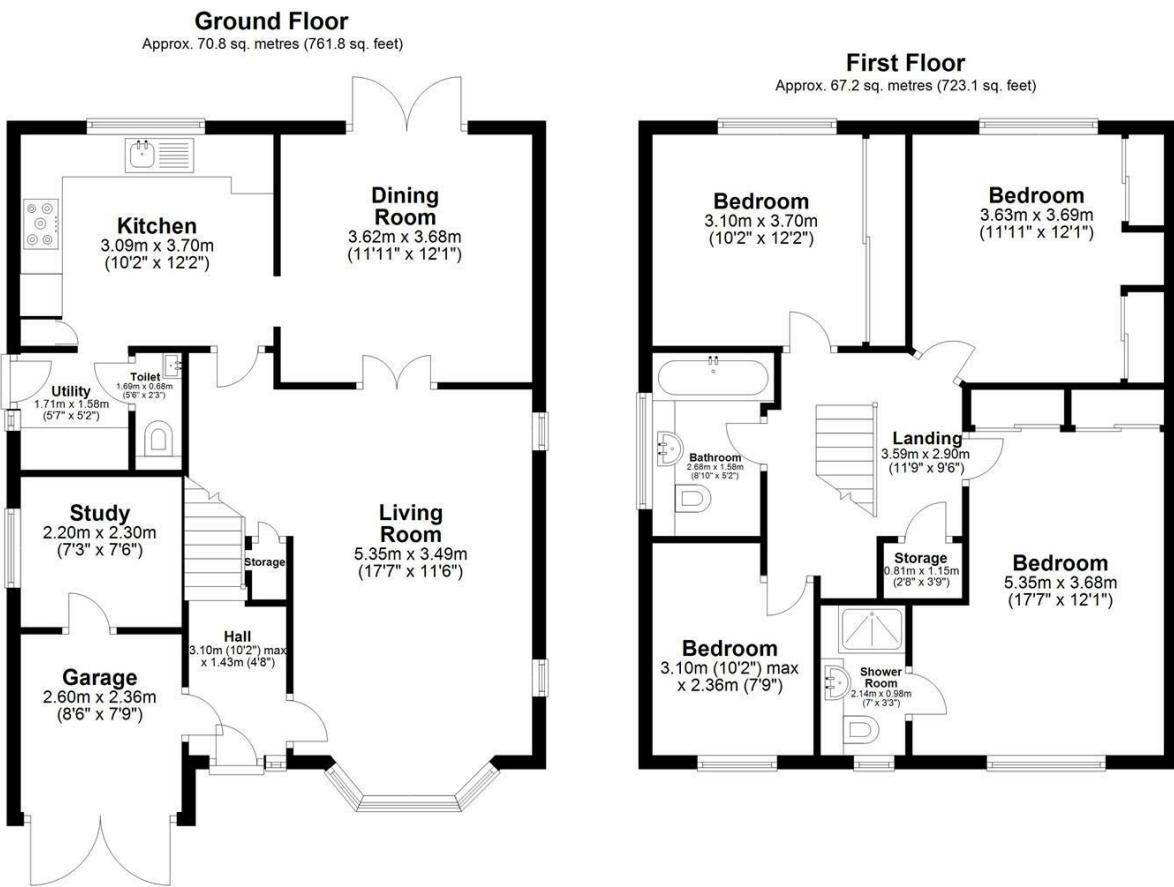
TENURE

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.





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

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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