



**9, Charters Avenue**  
**Codsall, Wolverhampton, WV8 2JH**  
**Offers in the region of £285,000**

A THREE BEDROOM SEMI-DETACHED FAMILY HOME SET IN A SOUGHT AFTER LOCATION IN CODSALL - NO UPWARD CHAIN

Conveniently located on a pleasant and quiet cul-de-sac in this established residential area, with local schools and amenities within walking distance.

The accommodation briefly comprises two good size reception rooms, kitchen, three double bedrooms, shower room and a separate WC. The property benefits from a driveway affording off road parking for several vehicles, enclosed porch, garage, outhouse and an enclosed rear garden.

This well loved family home requires full renovation throughout but offers so much potential.



## 9 Charters Avenue, Codsall, Wolverhampton, WV8 2JH

### LOCATION

Situated in a quiet cul-de-sac in a desirable location, within walking distance of local shops and amenities, Bilbrook train station and the highly regarded local schools.

### FRONT



A well presented frontage having a driveway affording off road parking, an area of lawn with evergreens and shrubs and gated side access leading to the rear of the property.

### PORCH

An enclosed porch with double glazed French doors.

### HALL



Having radiator, doors into the two reception rooms, kitchen and storage cupboard. With stairs leading to the first floor.

### DINING ROOM

13'1" x 11'3" (4.01 x 3.45)



Having double glazed window to the front and radiator.



### LOUNGE

17'7" x 11'3" (5.38 x 3.45)



A light filled room having two radiators, plain coving to the ceiling, dual aspect windows to the side and rear, gas fireplace and door leading onto the rear patio.



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### INNER HALL

With doors into the garage and to the side of the property.

### LANDING

With doors into the three bedrooms, shower room and WC, and loft hatch providing access to the space above which has ladders and power.

### BEDROOM ONE

13'1" x 11'3" (4.01 x 3.45)



### KITCHEN

2'5" x 13'5" (0.75 x 4.11)



Having double glazed window to the front, radiator and fitted wardrobes with dressing table.

Having matching wall and base units, double glazed window to the rear and door into the inner hall. With space and plumbing for white goods.





**BEDROOM THREE**  
7'0" x 12'1" (2.15 x 3.70)



**BEDROOM TWO**  
11'5" x 11'3" (3.48 x 3.45)



Having double glazed window to the rear.



A third double bedroom having double glazed window to the front and door leading into the eaves providing useful storage space.

### **SHOWER ROOM**



Having obscure window to the rear, radiator, pedestal hand washbasin, recessed shower cubicle and airing cupboard.

### **WC**

Having WC and obscure window to the rear.



## REAR



A well maintained rear garden, laid to lawn, with patio area, borders stocked with evergreens and shrubs, water tap and garden stores. With the benefit of an outhouse providing useful additional storage space.



## GARAGE

15'8" x 7'6" (4.79 x 2.31)

Having an up and over door, window to the side and power.

## 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 - D

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.

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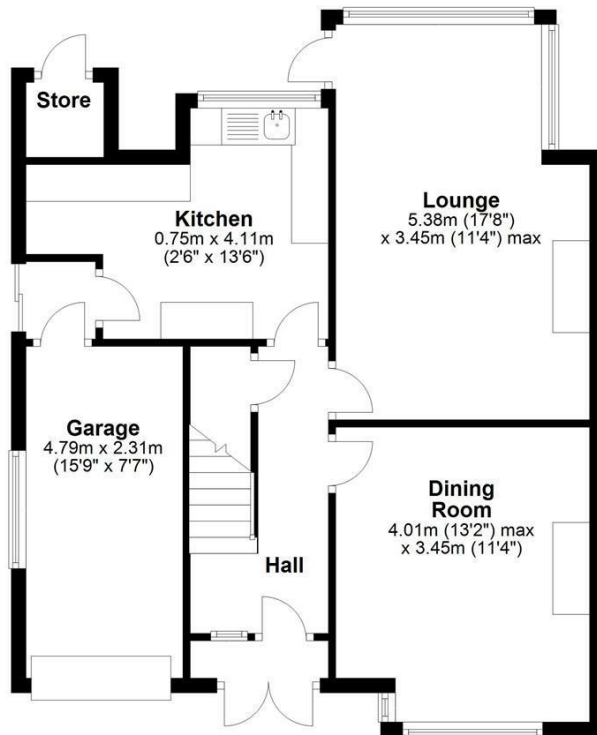


## 9 Charters Avenue

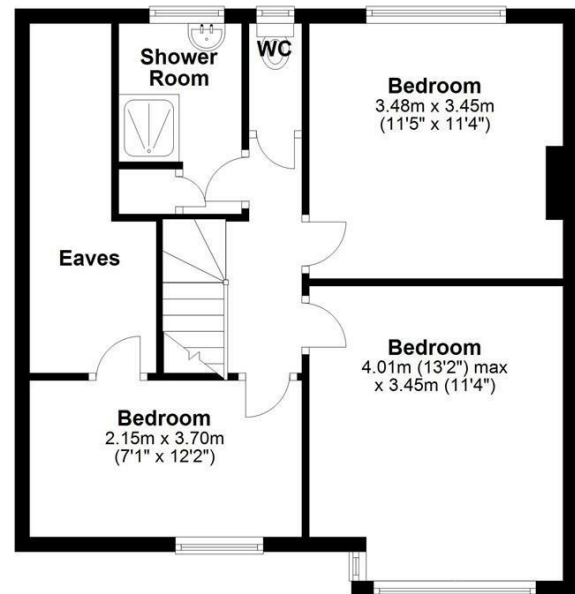
Codsall

MEASUREMENTS ARE APPROXIMATE.  
NOT TO SCALE.


### Ground Floor



### First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</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