



**14B, Church Road
Codsall, Wolverhampton, Staffordshire WV8 1EA
Offers in excess of £155,000**

A WELL PRESENTED AND WELL MAINTAINED TWO BEDROOM FIRST FLOOR MAISONETTE OFFERING A CENTRAL LOCATION, SPACIOUS LIVING ACCOMMODATION AND A COMMUNAL REAR GARDEN

The property is located in a popular and established residential area just minutes walk from the village centre and within easy reach of excellent local schools, train stations and amenities.

The accommodation briefly comprises entrance hall, living room, kitchen, hallway, two good sized bedrooms and a bathroom. The property benefits from double glazing throughout, communal rear garden and a single garage.

LOCATION

The property is conveniently situated with the highly regarded first, middle and high schools, Codsall Village centre and the busy Birches Bridge precinct all within walking distance providing a comprehensive range of shops and amenities.

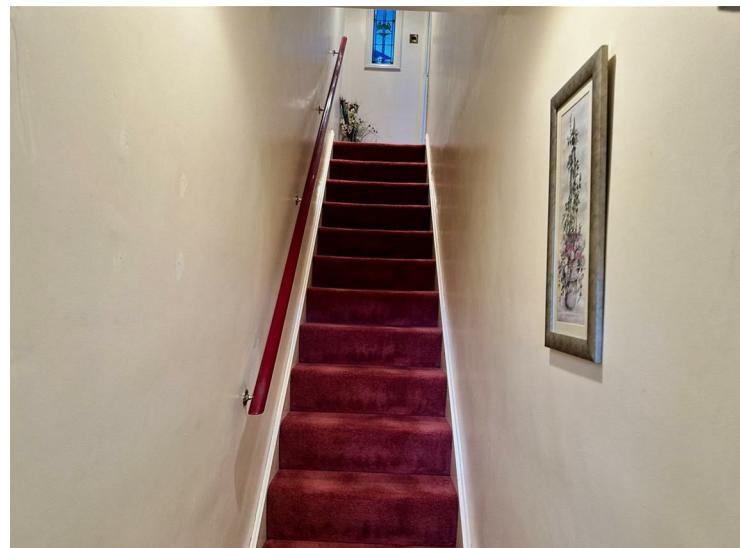
The area is well served by transport links with regular bus services to the surrounding areas and train stations also within walking distance.

FRONT



The property has an attractive gravel frontage with planted borders and footpath leading to the front door. The front garden forms part of this leasehold.

ENTRANCE HALL



Having wooden door to the front, carpeted flooring and carpeted stairs leading to the landing.

LIVING/DINING ROOM

15'10" x 11'1" (4.83 x 3.38)



A comfortable family living room with ample space for a dining table. Having carpeted flooring, plain coving to the ceiling, large double glazed window to the front, large double cupboard providing useful storage space, warm air heating, door leading to bedroom two and doorways leading to the kitchen and hallway.



KITCHEN

10'11" x 6'11" (3.35 x 2.12)



Having decorative coving to the ceiling, double glazed window to the rear, lino flooring, base units, laminate worktops, integrated appliances including gas cooker and electric hob with extractor over. With space and plumbing for freestanding appliances.

HALLWAY

2'11" x 4'9" (0.90 x 1.47)



Having carpeted flooring, airing cupboard housing the hot water tank and doors leading to bedroom one and the bathroom.

BEDROOM ONE

10'10" x 9'6" (3.32 x 2.91)



A well proportioned bedroom having built in double wardrobe, carpeted flooring and double glazed window to the rear.





BEDROOM TWO

12'11" x 7'6" (3.95 x 2.29)

BATHROOM

7'8" x 4'10" (2.36 x 1.48)



Having plain coving to the ceiling, carpeted flooring, obscure double glazed window to the rear, panel bath, pedestal wash hand basin and low level WC.

REAR



Another good sized and well proportioned bedroom having plain coving to the ceiling, carpeted flooring and a large double glazed window to the front.



To the rear there is a communal garden to be enjoyed, having grassed area and patio area and borders filled with shrubbery and evergreens. This communal garden lies behind the garden that forms part of the leasehold for the flat below.

GARAGE



The property benefits from a single garage in a separate block 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.

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

We have been informed by the vendor that they will be extending the lease to 99 years remaining upon completion of a sale. The current ground rent is £30 per annum, reviewed annually in June. There is no service charge.

POSSESSION

Vacant possession will be given on completion.

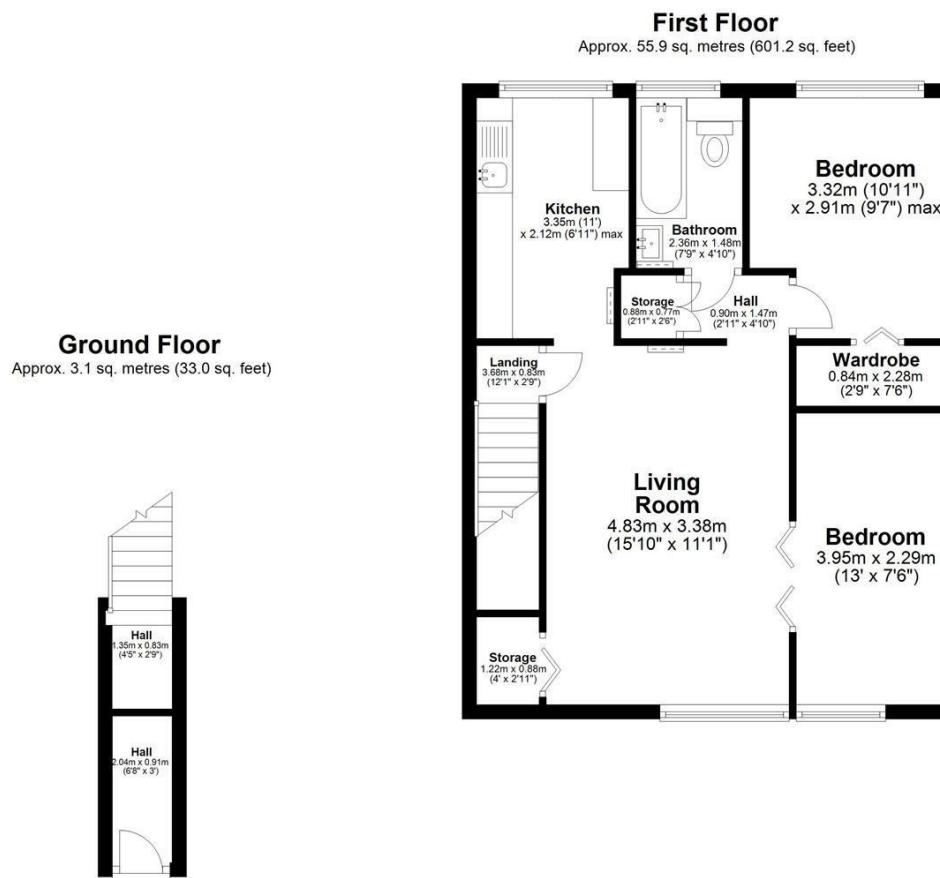
SERVICES

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

VIEWING

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	50	65
(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		
England & Wales	EU Directive 2002/91/EC	