



12, Cherry Tree Gardens Codsall, Wolverhampton, WV8 1NN

Offers in the region of £280,000

A beautifully presented, modern three bedroom semi-detached family home, tucked away in a quiet cul-de-sac position, ideally located within walking distance of local schools, amenities, and train stations.

The property offers well proportioned accommodation throughout, perfectly suited to contemporary family living. The ground floor features an attractive open plan layout, with a bright and welcoming living room seamlessly flowing into a stylish kitchen/diner. To the first floor are three bedrooms, complemented by a modern and well appointed family bathroom. Externally, the home benefits from a generous driveway providing off road parking for several vehicles and an area of lawn to the front with a well-maintained garden to the rear.

The property has been meticulously maintained and significantly improved by the current owners over recent years, including a full electrical rewire, new boiler, new guttering and fascias, replacement double glazed windows and doors, new driveway and new flooring throughout the ground floor. Offering excellent potential for extension (subject to the necessary planning permissions), this superb home is available with no upward chain and represents an ideal opportunity for buyers seeking a move-in-ready property in a sought after location.

LOCATION

Located in a popular residential area, this property is conveniently situated with St. Nicolas C of E, the high school, the middle school, Birches Bridge shopping precinct and Codsall Village centre all within walking distance. The area is well served by local shops and amenities and has excellent transport links with the M54 and M6 motorways being easily accessible and Bilbrook and Codsall train stations also within walking distance.

FRONT

An attractive frontage having a tarmacadam driveway providing off road parking for several vehicles, an area of lawn and double gates providing access to the rear of the property.

ENTRANCE HALL

9'4" x 7'0" (2.86 x 2.15)

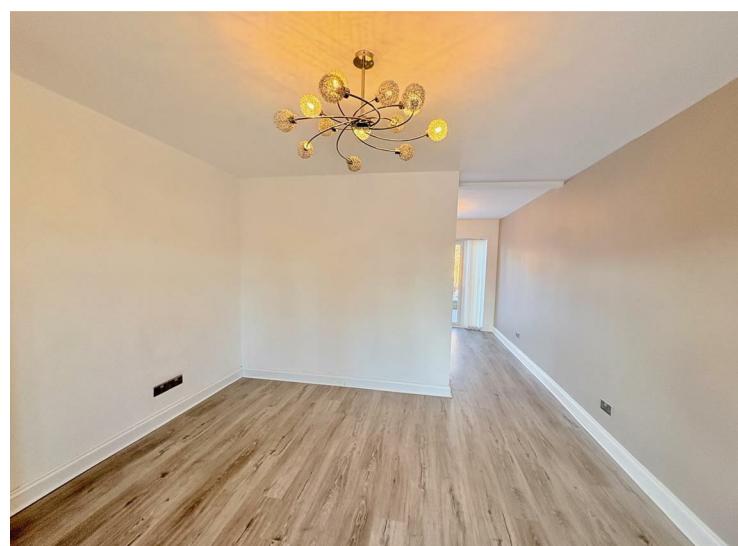
Having tile flooring, radiator, door into the living room and carpeted staircase to the first floor.

LIVING ROOM

13'11" x 12'5" (4.25 x 3.79)



A well proportioned space opening seamlessly into the kitchen/diner, having bow window to the front, laminate flooring and radiator.



KITCHEN/DINER

15'3" x 9'4" (4.67 x 2.87)



A bright and spacious room filled with natural light, featuring windows to the rear, a vertical anthracite radiator, laminate flooring and a range of wall and base units with laminate worktops and integrated wine racks.

This modern fitted kitchen further benefits from integrated appliances, including a gas oven and electric induction hob with extractor hood above, with ample storage throughout, having a pantry and under-stairs cupboard. With doors to the side and rear, the latter opening directly onto the patio.





BEDROOM TWO

10'10" x 9'4" (3.32 x 2.85)



LANDING

5'2" x 11'1" (1.60 x 3.38)

Having carpeted flooring, obscure window to the side and loft hatch providing access to the space above. With doors to the three bedrooms, bathroom and airing cupboard.

PRINCIPAL BEDROOM

12'5" x 9'4" (3.80 x 2.85)



A good sized second bedroom having radiator, carpeted flooring and windows to the rear.



BEDROOM THREE

7'5" x 5'11" (2.28 x 1.82)



Having carpeted flooring, radiator and window to the side.

BATHROOM

5'11" x 5'8" (1.82 x 1.73)



A stylish bathroom having fully tiled walls, tile flooring, radiator, panel bath with dual showerheads over and a combined wc, hand washbasin and storage unit. With obscure window to the rear.

REAR



A charming rear garden with a patio area, water source, electrical sockets and steps up to the lawn area which has stocked borders, wooden garden store and a raised decked area.



VIEWING

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

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.

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.

CONSUMER PROTECTION FROM UNFAIR TRADING

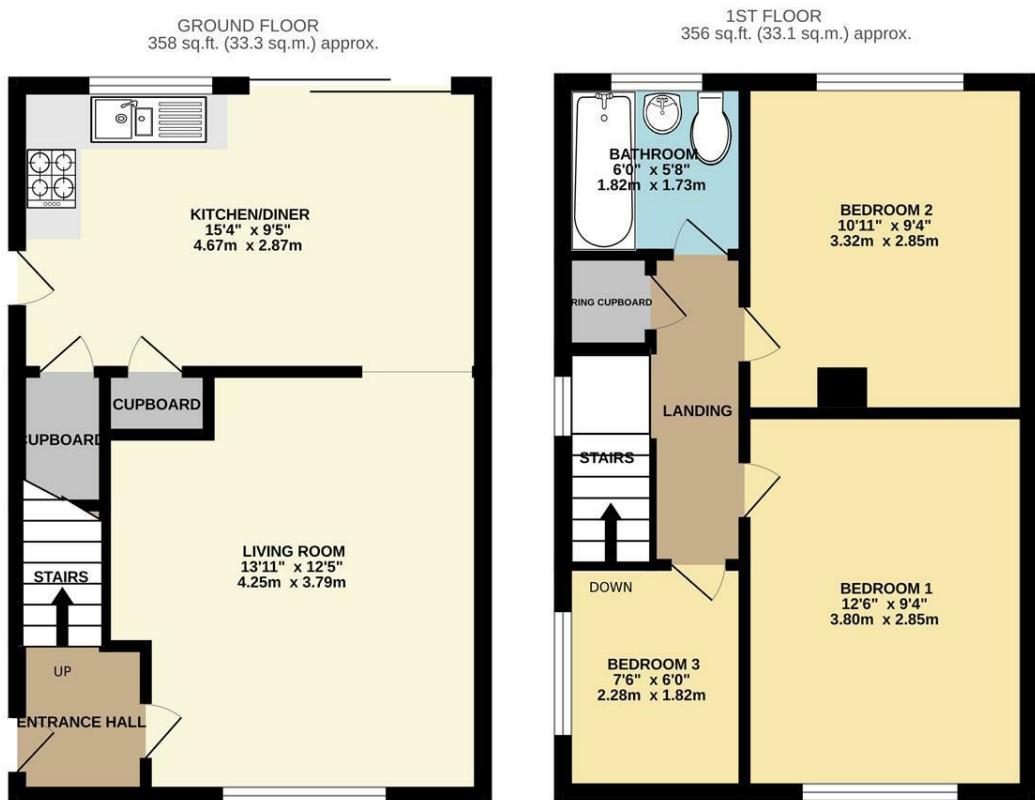
REGULATION

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.





TOTAL FLOOR AREA: 714 sq.ft. (66.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	