



**11, Charters Avenue**  
**Codsall, Wolverhampton, WV8 2JH**  
**Offers in the region of £310,000**

An extended three bedroom semi-detached family home, situated in a quiet cul-de-sac location in the highly regarded village of Codsall, with no upward chain.

Benefitting from double glazing throughout and an extension across the rear achieving a sizeable kitchen and lounge, the property also comprises a dining room, three bedrooms, bathroom with separate wc, an enclosed rear garden, driveway affording off road parking and an integral garage. Having been lovingly maintained by its owners, but requiring some renovation and modernisation in order to achieve its full potential.

The facilities of both Birches Bridge shopping precinct and Codsall village are within walking distance, along with Bilbrook train station and the highly regarded local schools.



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

## FRONT



Having a large driveway affording off road parking for several vehicles, raised border and area of lawn with evergreens and shrubs and gated side access leading to the rear of the property.

## PORCH

An enclosed porch with tile flooring.

## HALL



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

## DINING ROOM



Having windows to the front, gas fireplace with stone surround and radiator.

## LOUNGE



A spacious and light filled room having two radiators, open fireplace with stone surround and sliding door opening onto the rear patio.





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### LANDING

With doors leading into the three bedrooms, shower room and wc.

### BEDROOM ONE

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



Having windows to the front, radiator and wall to wall fitted wardrobes with dressing table.

### BEDROOM TWO



Having windows to the rear, plain coving to the ceiling, radiator and two built in double wardrobes.

### BREAKFAST KITCHEN



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



### INNER HALL

With doors leading into the garage and onto the side of the property.



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### BEDROOM THREE

7'0" x 12'1" (2.15 x 3.70)



Having windows to the front, radiator and door leading into the eaves which is boarded and has power.

### BATHROOM



Having obscure window to the rear, radiator, pedestal hand washbasin, panel bath with shower over and airing cupboard.

### WC



Having a low level wc and obscure window to the rear.

### GARAGE

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

Having windows to the side and power.

### REAR



Having a patio area, area of lawn, borders stocked with evergreens and shrubs, water supply and a garden room.





### 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.

### 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

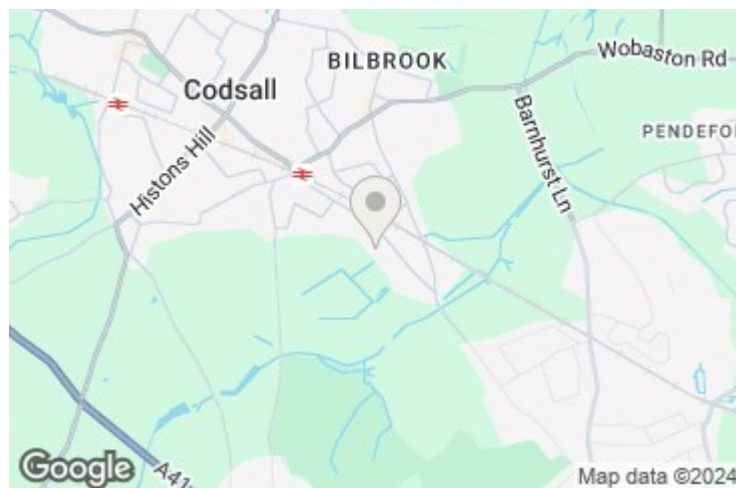
We are informed by the vendor that all mains services are connected.

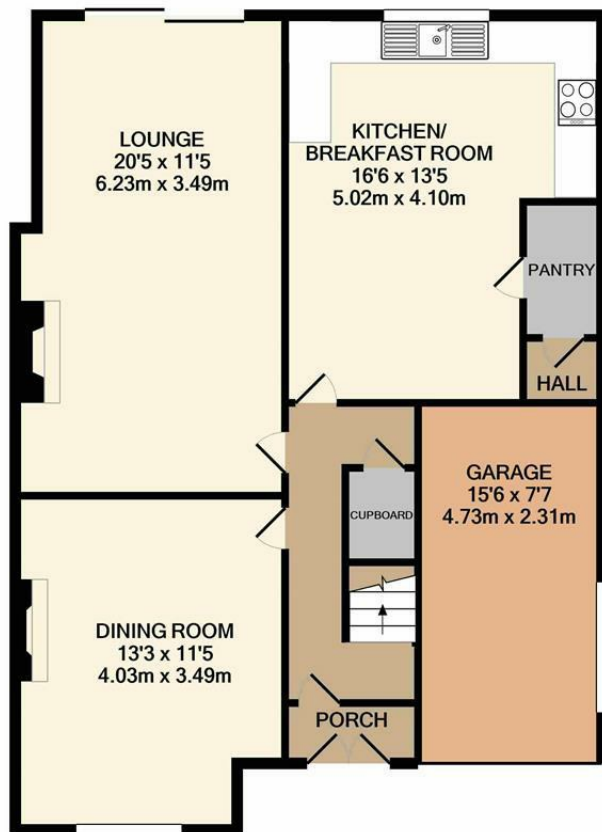
### TENURE

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.

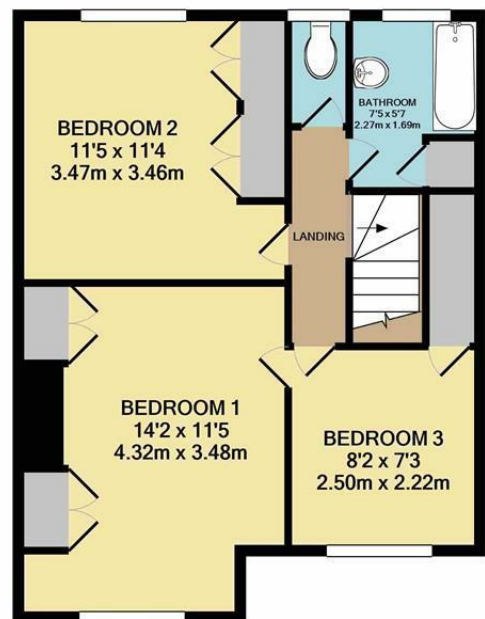
### VIEWING

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 808 SQ.FT.  
(75.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 463 SQ.FT.  
(43.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1271 SQ.FT. (118.1 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</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 CO2 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>		
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