WORTHINGTON ESTATES

16, Warner Road
Codsall, Wolverhampton, WV8 1SA

Offers in the region of £190,000

Perfect for first time buyers or investors, 16 Warner Road is a mid terrace property which enjoys a convenient location within short walking distance of excellent local schools, shops and amenities and is offered to market with no upward chain.

Having undergone improvements over recent years including a new boiler, roof and fully refitted shower room, the property briefly comprises a porch, living room, kitchen, shower room with separate wc, two double bedrooms, enclosed garden to the rear and has double glazing and gas central heating throughout.

EPC rating C.

16 Warner Road, Codsall, Wolverhampton, WV8 1SA

LOCATION

The property is conveniently located for all local amenities in both Codsall village and Birches Bridge and is within walking distance of both Bilbrook and Codsall train stations and the highly regarded local schools.

The area has excellent transport links with regular bus services to the surrounding areas, along with easy access to the M54 and M6 motorways.

FRONT

Having a gravel frontage with a boundary wall and pathway leading to the porch.

ENTRANCE

Having radiator, door to the living room and staircase to the first floor.

LIVING ROOM

15'9" x 11'6" (4.82 x 3.53)

A well proportioned room having carpeted flooring, radiator, windows to the front and rear, plain coving to the ceiling, dado rail and gas fireplace. With door into the kitchen and French doors opening onto the rear patio.

KITCHEN

15'9" x 12'2" (4.82 x 3.73)

Having wall and base units, radiator, window and door to the rear opening onto the patio. With space and pluming for white goods.

LANDING

Having obscure window to the rear and doors to the two bedrooms, wc, shower room and airing cupboard.

BEDROOM ONE

12'7" x 9'10" (3.84 x 3.02)

Having radiator, plain coving to the ceiling, window to the front and fitted wardrobes with overhead storage.

BEDROOM TWO

11'7" x 10'0" (3.55 x 3.06)

A good size second double bedroom having radiator and window to the front.

16 Warner Road, Codsall, Wolverhampton, WV8 1SA

SHOWER ROOM
8'2" x 5'9" (2.49 x 1.76)

Having part tiled walls, non slip flooring, wall hung hand washbasin, walk in shower and obscure window to the rear.

WC

Having wc and obscure window to the rear.

REAR

Having a gravel South facing garden with a path leading to the rear gate, a patio area and an external water source.

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

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.

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.

POSSESSION
Vacant possession will be given on completion.

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

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.

16 Warner Road, Codsall, Wolverhampton, WV8 1SA

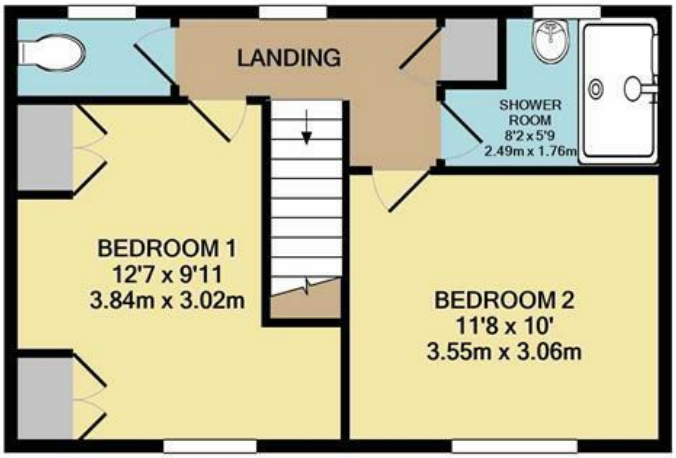
COUNCIL TAX BAND - B

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.

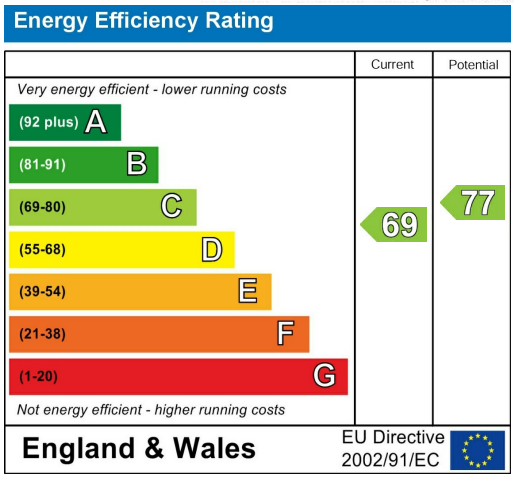
FLOOR PLANS

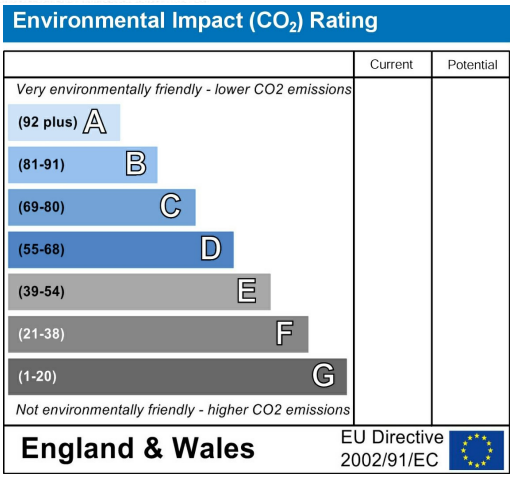
Where shown, the plan is for illustration purposes only and is not to scale.

GROUND FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 377 SQ.FT.
(35.0 SQ.M.)





94a Wolverhampton Road, Codsall, Wolverhampton, Staffordshire, WV8 1PE
Tel: 01902 847358 Email: enquiries@worthingtonestates.co.uk

The Property Ombudsman