



7 Lane Green Avenue, Codsall, Wolverhampton, WV8 2JT

**BERRIMAN**  
**EATON**

# 7 Lane Green Avenue, Codsall, Wolverhampton, WV8 2JT

A three bedroom semi-detached property standing in a convenient location with off street parking and a well maintained garden to the rear.

## LOCATION

Lane Green Avenue is a cul-de-sac which lies off Lane Green Road in a popular and sought after residential area. The wide ranging facilities afforded by Bilbrook, Codsall and Tettenhall are all within easy reach and the area is well served by schooling. Rail services run from Bilbrook station with direct connections to Birmingham.

## DESCRIPTION

7 Lane Green Avenue is a well-proportioned semi-detached residence. There is a good size reception room leading to the breakfast kitchen and a large downstairs bathroom. Two the first floor there are three bedrooms. The property also benefits from off street parking, a rear garden, double glazed windows and gas fired central heating.

## ACCOMMODATION

The front door opens into the PORCH with tiled flooring, double glazed windows and a further door to the HALL with a door to the lounge. The LOUNGE has an ornamental fireplace, a double glazed bay window to the front, an understairs storage cupboard and a door opening into the BREAKFAST KITCHEN with wall and base units with fitted work tops and a centre island with additional storage, space for a range style cooker, fridge freezer, dishwasher, washing machine and tumble dryer. There is a stainless steel sink and drainer and double glazed French doors to the rear. The DOWNSTAIRS BATHROOM comprises a panelled bath with shower over, pedestal wash basin, a WC and double glazed side windows.

Stairs rise to the first floor LANDING with a double glazed side window. BEDROOMS ONE AND TWO are both double rooms in size with double glazed windows and BEDROOM THREE has a double glazed rear window and a built in storage cupboard.

The property sits behind a DRIVEWAY providing off street parking and there is side access to the well maintained REAR GARDEN with a decked and paved patio and a shaped lawn.

We are informed by the Vendors that all mains services are connected COUNCIL TAX BAND C – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Ultrafast are available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

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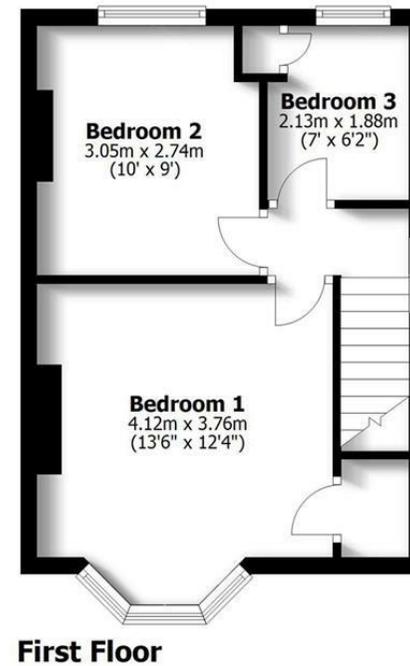
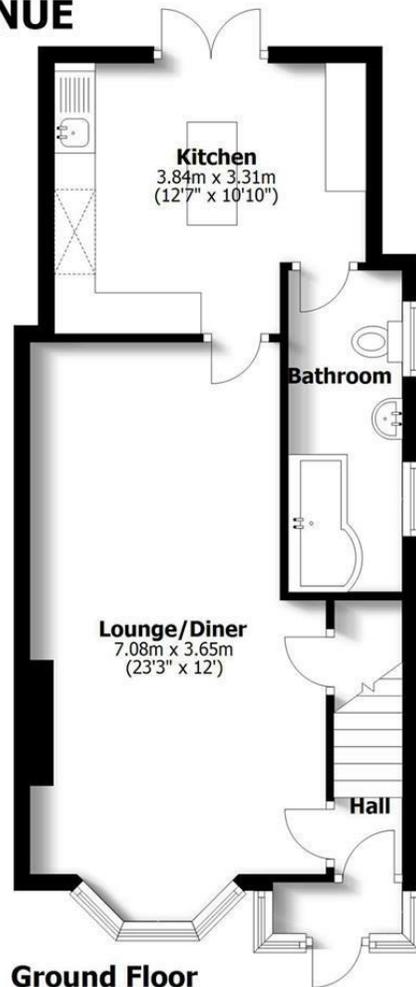
Offers Around  
£259,950

EPC:

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



## 7 LANE GREEN AVENUE CODSALL



**TOTAL: 75.9sq.m. 817sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

