



6 Charters Avenue, Codsall, Wolverhampton, WV8 2JH

BERRIMAN
EATON

6 Charters Avenue, Codsall, Wolverhampton, WV8 2JH

A superbly presented three bedroom semi-detached property which has been modernised by the current owners since their purchase in 2016

LOCATION

Charters Avenue is a quiet cul-de-sac standing in a lovely location within easy reach of the sought after villages of both Tettenhall and Codsall, both of which offer a full complement of local facilities and there is easy access to the further, more extensive amenities of the City Centre.

The M54 facilitates fast access to Shrewsbury, Birmingham and beyond and regular rail services run from Codsall and Bilbrook stations with direct trains to Birmingham and mainline connections at Wolverhampton. The area is particularly well served by schooling in both sectors with Newbridge and Birchfield Preparatory Schools, Tettenhall College, Wolverhampton Grammar School and the Wolverhampton Girls High School all being worthy of note.

DESCRIPTION

6 Charters Avenue has a contemporary feel with kitchen and bathroom suites fitted in recent years. The third bedroom has been extended into the eaves storage providing a much larger room than most semi-detached properties offer. The front garden has been relandscaped and now offers off street parking for several vehicles.

The property benefits from double glazing, gas central heating, an integral garage and a low maintenance rear garden.

ACCOMMODATION

A double glazed front door opens into the HALL with Karndean flooring, integrated ceiling lighting and an understairs storage cupboard. There is a through LOUNGE AND DINING ROOM with a double glazed bay window to the front and double glazed French doors to the rear garden, wiring for a wall mounted TV and integrated display shelving and cabinetry to the side of the chimney breasts. A glazed door from the hall opens into the contemporary KITCHEN with a range of wall and base units with roll top working surfaces, a sink and drainer with a double glazed window over, a four ring Hotpoint electric hob with a Hotpoint filtration unit above and a Hotpoint integrated double oven and grill, integrated fridge freezer, integrated Hotpoint dishwasher, space and plumbing for a washing machine, integrated ceiling lighting, Karndean flooring and an internal door to the garage.

A staircase with glazed oak balustrading rises to the first floor landing with access to the loft. BEDROOM ONE has a double glazed bay window to the front and integrated wardrobes. BEDROOM TWO is also double in size with a double glazed window to the rear and built in wardrobes with a knee hole dressing table / desk. BEDROOM THREE is a surprising size for a property of this nature having been extended into the eaves making an L-shaped room with eaves storage, a double glazed window to the front and two double glazed roof lights. There is a contemporary BATHROOM with a stand alone bath, a double shower cubicle with waterfall head and separate hose, WC, wash basin with vanity drawers beneath, tiled floor, part tiled walls, integrated ceiling lighting, heated ladder towel rail and a double glazed window.

OUTSIDE

6 Charters Avenue sits behind a LARGE DRIVEWAY laid in imprinted concrete affording off road parking for several vehicles with sleeper edges. The integrated GARAGE has an up and over door, concrete floor, electric light and power, courtesy door to the side and an internal door to the kitchen.

There is gated side access to the REAR GARDEN which has a large, split level terrace to the rear of the property with a shaped lawn beyond with raised borders and a shed. The rear garden benefits from external lighting, a cold water supply and electric points.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND D – 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 Superfast are available

Mobile – Ofcom checker shows the four main providers are likely to cover the area outside with limited coverage inside

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

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£349,995

EPC: D

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.

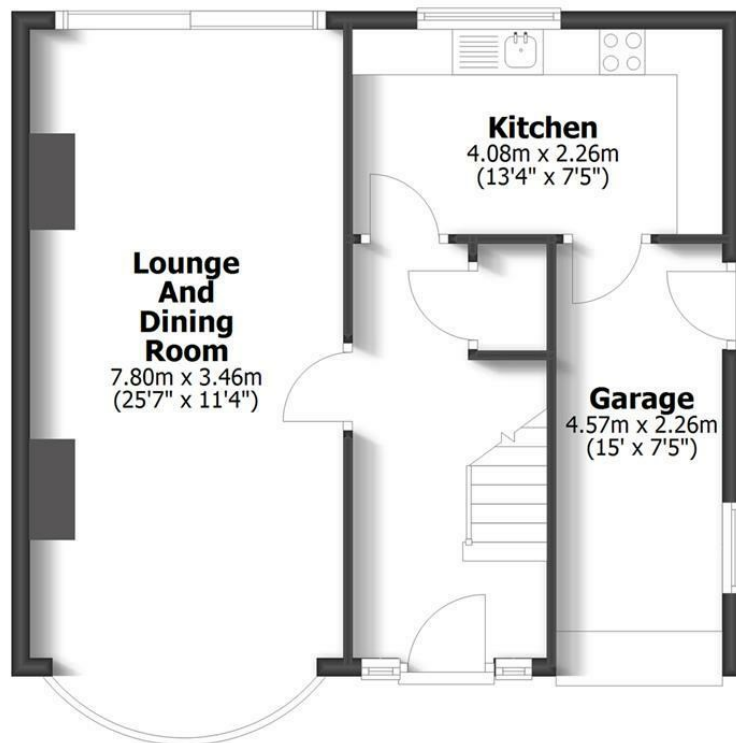


6 Charters Avenue

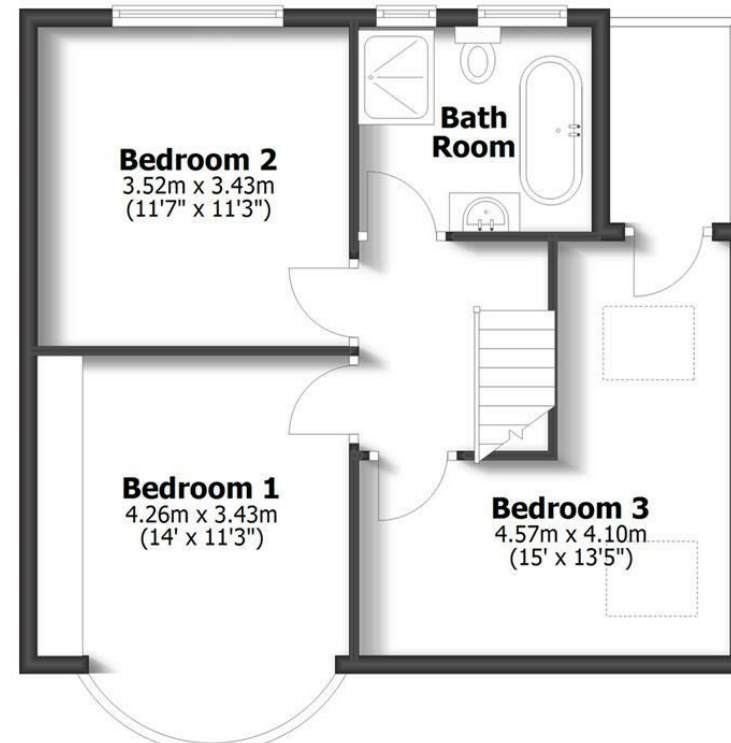
Codsall

HOUSE: 94.1sq.m. 1013sq.ft.
GARAGE: 10.3sq.m. 111sq.ft.
TOTAL: 104.4sq.m. 1124sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

