



£250,000

🔑 TENURE: Freehold

📊 EPC RATING: C

🏠 COUNCIL TAX BAND: B

Codsall Wolverhampton

Lime Tree Road Codsall
Wolverhampton Staffordshire

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Welcome to your dream home! This beautifully presented three-bedroom mid-terraced property boasts a spacious layout and is ideally located just moments from Wolverhampton and the M54 motorway, making it perfect for commuters and families alike. The heart of the home, this expansive kitchen diner offers ample space for cooking and entertaining.

With stylish finishes, it's perfect for family gatherings or cozy dinners. Enjoy the versatility of two bright and inviting reception rooms. Whether you prefer a formal living space or a cozy snug, these rooms provide the perfect setting for relaxation and entertainment. The property features three well-proportioned bedrooms, providing comfortable living space for families or guests. Each room is filled with natural light. The contemporary bathroom is designed for both style and convenience, featuring the separate W/c. Situated within walking distance of local shops, and handy for Wolverhampton city center, you'll enjoy easy access to a variety of shops, restaurants, and local amenities. The nearby M54 motorway offers excellent transport links to Birmingham, Telford and beyond. This delightful property is a perfect blend of modern living and classic charm, making it a must-see for anyone looking to settle in this vibrant area. Don't miss your chance to view this fantastic home—contact us today to arrange a viewing!

- Superbly Appointed Spacious Home
- Three Bedrooms & First Floor Bathroom
- Large Kitchen Diner & Utility Porch
- Living Room & Separate Sitting Room
- Handy For Local Amenities & Shops
- Great For Commuting

You can reach us 9am to 9pm, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

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Entrance Hall

Being accessed through a double glazed entrance door and having laminate floor and stairs leading to the first floor.

Living Room 12' 6" x 9' 4" (3.82m x 2.84m)

Having laminate floor, coving, radiator and a feature double glazed bow window to the front elevation.

Kitchen / Diner 20' 10" x 9' 11" max, 8' 0" min (6.34m x 3.03m, max 2.44m, min)

A smart, spacious kitchen / diner having fitted work surfaces with inset sink with a chrome mixer tap and tiled splashbacks. Range of matching units extending to base and eye level and spaces for cooker, washing machine and further space for a dining table and chairs. Tiled floor, radiator, double glazed window to the rear elevation and an arch leads to:

Utility / Porch 8' 10" x 4' 7" (2.69m x 1.39m)

Having space for a fridge/freezer, fitted shelving, laminate floor and double glazed door to the front elevation.

Sitting Room 18' 2" x 9' 0" (5.53m x 2.74m)

Having laminate floor, radiator, vaulted ceiling with two skylights and downlights. There is a further double glazed window and French doors giving views and access to the rear garden



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First Floor Landing

Having access to loft space.

Bedroom One 13' 3" x 9' 5" (4.05m x 2.86m)

Having coving, radiator and two double glazed windows to the front elevation.

Bedroom Two 10' 1" x 9' 6" (3.07m x 2.89m)

Having radiator, coving, airing cupboard housing the gas central heating boiler and double glazed window to the rear elevation.

Bedroom Three 10' 9" max, 8' 5" min x 7' 2" (3.28m max, 2.57m min x 2.18m)

Having a radiator, coving and double glazed window to the front elevation.

Bathroom 5' 8" x 5' 7" (1.72m x 1.69m)

A smart, refitted bathroom having a suite including a panelled bath with a chrome mixer shower attachment, vanity wash hand basin with a cupboard beneath and chrome mixer tap. Tiled walls, laminate floor and double glazed window to the rear elevation.

Separate WC

Having a low level WC, laminate floor, part tiled walls and double glazed window to the rear elevation.

Outside - Front

There is a low-maintenance tarmac frontage.

Outside - Rear

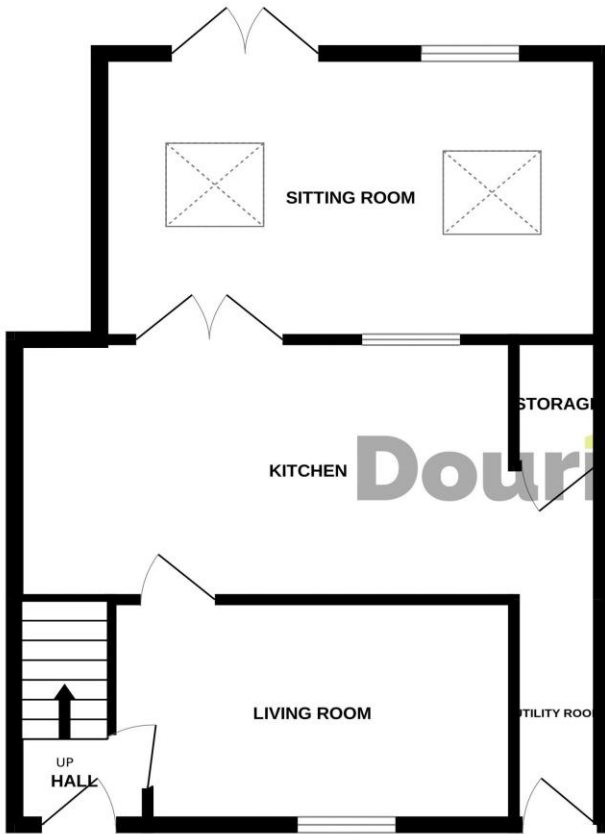
The garden includes a paved patio seating area overlooking the remainder of the garden including a low maintenance gravelled area, the garden is mainly laid to lawn with a further timber decked seating area and having a variety of plants, shrubs and trees and being enclosed by panel fencing.

ID Checks

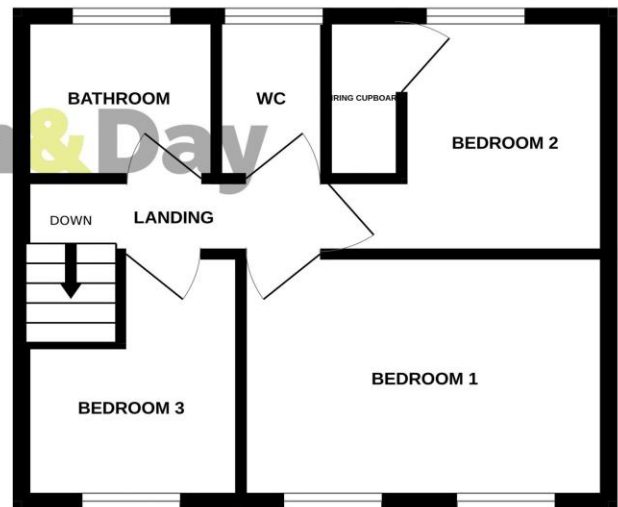
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GROUND FLOOR



1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - best rating code	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Least energy efficient - worst rating code	G		
		71	84
England & Wales		EU Directive 2002/91/EC	
		www.epcrea.com	

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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