

# Bartlams Lettings



## 12 Ravenhill Drive, Codsall, Wolverhampton, Staffordshire, WV8 1BA

Smart modern-style 3-Bedroom link-Detached house enjoying pleasant setting on consistently popular development in Codsall with easy access to the excellent amenities for which the village is renowned. This property comprises: Entrance Porch; Light and airy Lounge with quality bi-folding wooden louvre blinds to full-height windows; Roomy Dining Kitchen with 5-burner, double oven gas range cooker, plentiful wall and floor cupboard units, space and plumbing for washing machine, patio doors to garden and bi-folding doors to useful storage area and downstairs WC; House bathroom with panel bath and shower over; Two double Bedrooms with built in wardrobes; further single Bedroom; Nicely landscaped Garden with patio areas, decked area with gazebo, timber shed, lawn, pond and side access to Garage; UPVC double glazing; Gas fired Central Heating; Off-road parking. \*\*AVAILABLE APRIL - UNFURNISHED - SECURITY DEPOSIT £1470 OF WHICH HOLDING DEPOSIT £290 - NO TENANT FEES \*\*

**£1,275 PCM**

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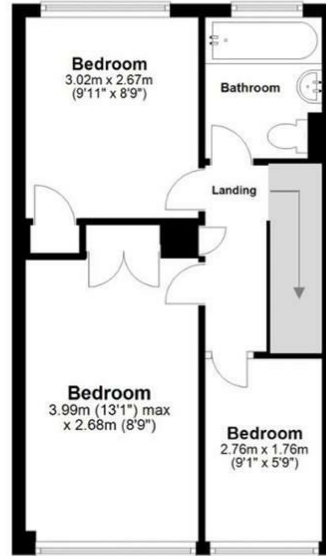
## Ground Floor

Approx. 73.7 sq. metres (793.4 sq. feet)



## First Floor

Approx. 34.5 sq. metres (371.9 sq. feet)



Measurements and positions of doors, walls and windows are for guidance purposes only and not to scale.

**Total Area**  
Approx. 108.3 Sq. metres  
(1165.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>66</b>	
(55-68) <b>D</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		