



**Connells**

Arps Road  
Codsall Wolverhampton





### Auctioneer's Comments

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The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Property Description

Connells Wolverhampton are proud to bring to the market this extended three-bedroom semi-detached property on Arps Road in the sought-after Codsall area and a short distance away from many amenities available and Codsall and Bilbrook train stations. The home OFFERS NO ONWARD CHAIN and is available for purchase through the modern method of auction. This property features an inviting entrance hallway, a ground floor wc, two versatile reception rooms serving as a lounge and dining area, a functional kitchen, a utility room and a double length garage. Upstairs you'll find three bedrooms and a spacious bathroom. Outside, the property provides convenient off road parking and a front and rear garden, perfect for relaxation and outdoor enjoyment.

Don't miss your chance to add your own stamp to this deceptively spacious three bedroom semi-detached property in a prime location of Codsall.

### The Location & Area

Situated in the ever popular Codsall area with a wonderful selection of local schools, commuting access to the M54 and M6 motorways and ample shopping within Codsall and Bilbrook.

### Approach

Set back from the roadside behind a driveway with a double gate, front gardens with a path leading to the main accommodation and garage.

## Entrance Hall

Ceiling light point, storage cupboard, stairs rising to the first floor, radiator and doors to the ground floor wc, lounge and dining room.

## Ground Floor Wc

Low flush wc, glazed window to the front and storage cupboard.

## Lounge

14' x 12' max ( 4.27m x 3.66m max )

Double glazed window to the rear, coving to ceiling, ceiling light point, radiator and electric fireplace with gas point.

## Dining Room

10' max x 9' 11" max ( 3.05m max x 3.02m max )

Double glazed windows to the side and front, ceiling light point, radiator and door to the kitchen.

## Kitchen

9' 10" x 8' ( 3.00m x 2.44m )

Matching wall and base units with stainless steel sink and drainer with a mixer tap, gas cooker point, breakfast bar, tiled walls, ceiling light point, single glazed windows to the rear and a door to the utility.

## Utility

10' x 9' ( 3.05m x 2.74m )

Plumbing point for washing machine, freestanding boiler, partly tiled walls, tap point, two ceiling light points, wall and base units and doors to the garage and garden.

## First Floor Landing

Double glazed window to the front, storage cupboard, loft access and doors to all bedrooms and shower room.

## Bedroom One

12' 10" max x 11' 10" max ( 3.91m max x 3.61m max )

Double glazed window to the rear, fitted wardrobes, storage cupboard housing water tank, ceiling light point and radiator.

## Bedroom Two

12' x 9' 11" ( 3.66m x 3.02m )

Double glazed window to the rear, radiator and ceiling light point.

## Bedroom Three

9' x 7' ( 2.74m x 2.13m )

Double glazed window to the front, radiator, ceiling light point and fitted wardrobe.

## Shower Room

Shower cubicle, wash hand basin, low flush wc, ceiling light point, radiator, double glazed window to the side and fitted cupboard.

## Outside Rear

Paved patio area with a lawn and a paved central path. The rear garden also has a timber shed, mature trees and apple tree. Benefits from also having a greenhouse with a gas connection for central heating.

## Garage

21' max x 9' max ( 6.40m max x 2.74m max )

Window to the rear, work bench and up and over garage door.



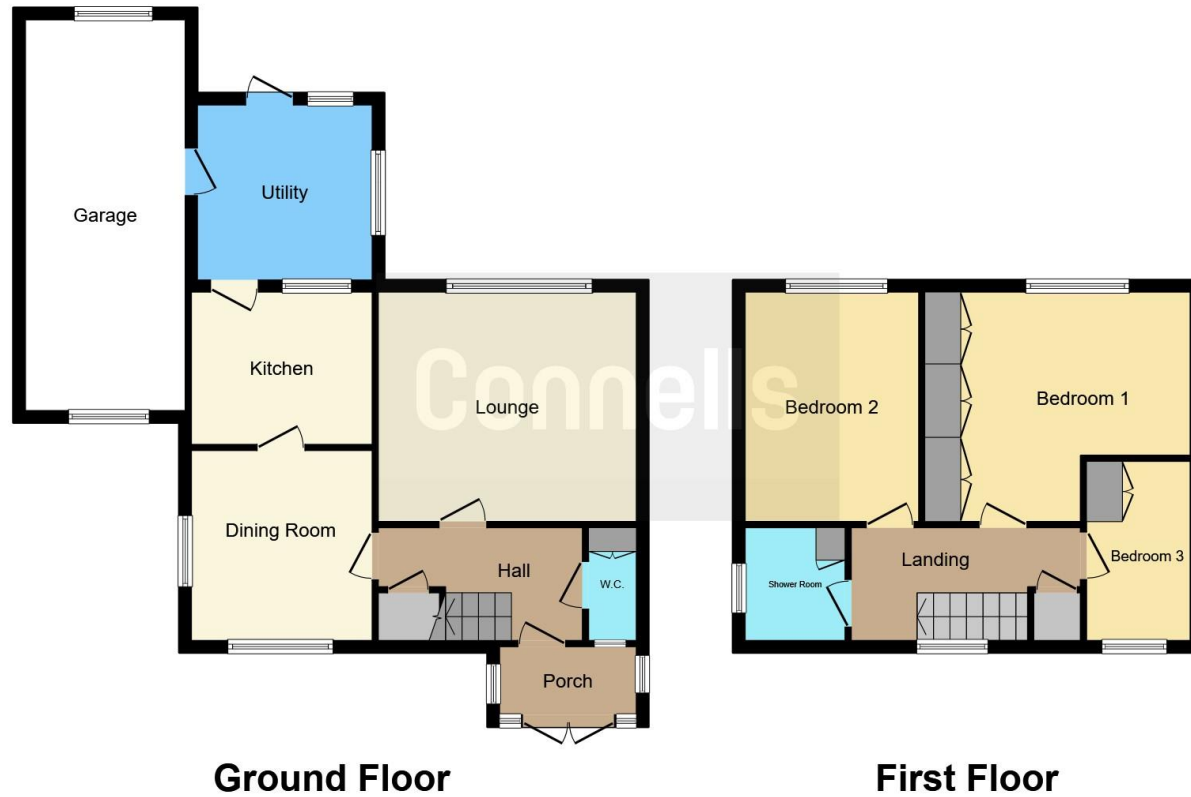












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH329185](http://connells.co.uk/Property/WVH329185)**



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