



Connells

Madeira Avenue
Codsall Wolverhampton

Madeira Avenue Codsall Wolverhampton WV8 2DS

for sale offers over
£325,000



Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale this pleasantly presented, traditional semi-detached home situated in the ever sought after and popular village of Codsall.

Externally this home has ample off road parking to front with a bin storage, spacious garage and pleasant rear gardens.

Internally there is an entrance hall with feature composite door, lounge area with adjoining dining room/ sitting room, refitted kitchen with separate sun room/ utility. The first floor has a selection of three bedrooms and a fitted family shower room.

For further details please contact Connells

Location And Area

Situated in Codsall which is a sought after Village popular for local schooling, train links, bus routes and sought after shopping. There are also a fantastic selection of eateries and public houses just a stones throw away. Further shopping and sought after schools can also be found within areas of Wolverhampton, Brewood, Coven, Bishops Wood and surrounding areas.

Entrance Hall

Feature double glazed composite door to front access, central heated radiator, storage cupboards, doors to various rooms, stairs to first floor landing.

Lounge

15' x 11' into recess (4.57m x 3.35m into recess)

Double glazed french doors, double glazed window to rear, storage shelving, central heated radiator, opening to dining room/ sitting room.

Dining/ Sitting Room

13' into bay x 11' (3.96m into bay x 3.35m)

Double glazed bay window to front, central heated radiator, door to hall, opening to lounge.

Kitchen

12' 6" max x 6' (3.81m max x 1.83m)

Double glazed door to side access, double glazed window overlooking the rear garden, door to entrance hall, pantry storage cupboard, fantastic selection of refitted wall and base units with composite work tops, integrated appliances which includes fridge, induction electric hob with double oven and extractor, ceramic wash basin.



Utility/ Sunroom

10' 3" x 6' (3.12m x 1.83m)

Situated to the side rear end of the property with a double glazed door and double glazed window to rear access, door to garage, door to kitchen, plumbing for automatic washing machine.

First Floor Landing

Loft access with pull down ladders ideal for conversion subject to relevant permissions, double glazed window to side, stairs access to ground floor, doors to various rooms.

Bedroom One

14' into bay x 10' into wardrobe (4.27m into bay x 3.05m into wardrobe)

Double glazed window to front, built in wardrobe, central heated radiator, door to landing.

Bedroom Two

10' 5" into wardrobe x 11' (3.17m into wardrobe x 3.35m)

Double glazed window to rear, built in wardrobe with side table, central heated radiator, door to landing.

Bedroom Three

7' 3" x 7' 8" (2.21m x 2.34m)

Double glazed window to front, central heated radiator, door to landing.

Shower Room

Double glazed window to rear, low flush toilet, pedestal wash basin, walk in shower area, wall mounted Worcester boiler within the airing cupboard, tiled floor, part tiled walls with complimentary mirror and lighting, central heated radiator.

Outside Front

Off road parking to front with access to the bin store.

Bin Store

Door to garage area, gate to front car parking area.

Garage

16' x 12' 4" max narrowing to 9' 4" min (4.88m x 3.76m max narrowing to 2.84m min)

Door to utility/ sun room, double opening doors to front access, door to bin store.

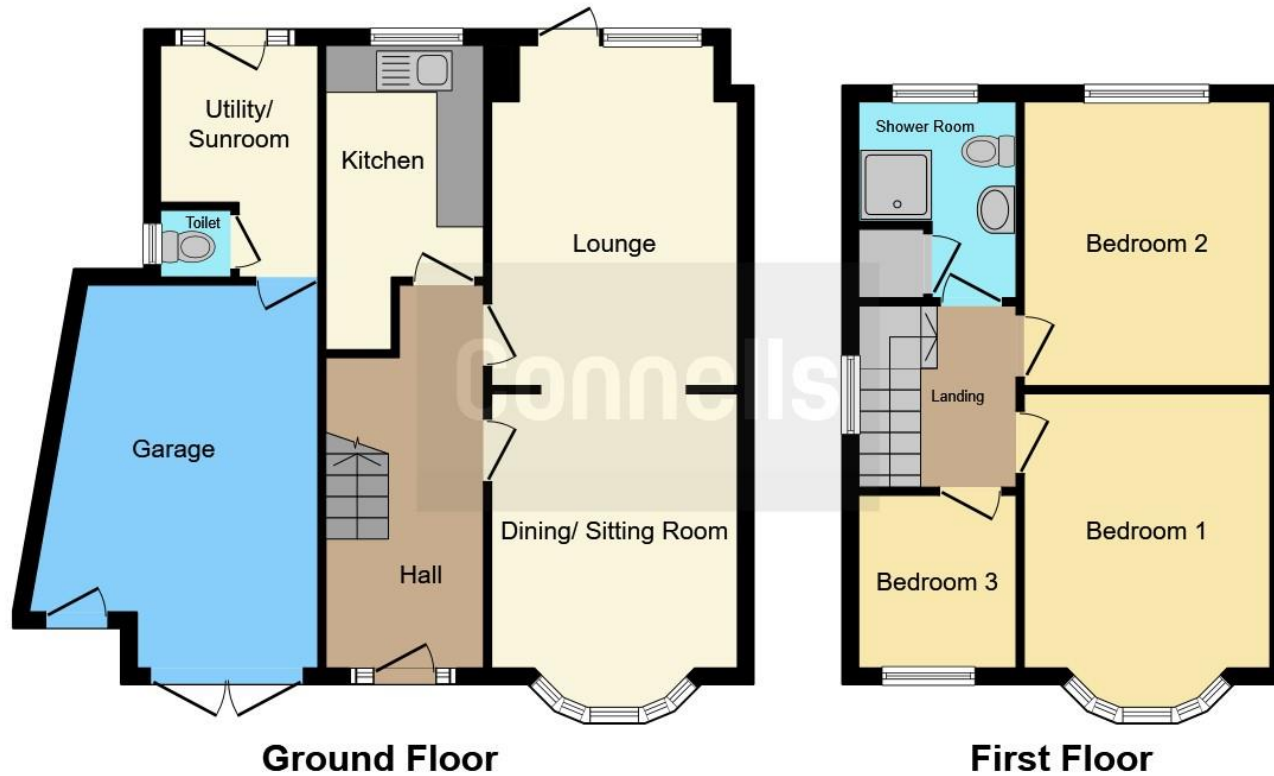
Outside Rear

Winding pathway with lawned area and a beautiful selection of trees, plants and shrubs, greenhouse and a paved entertainment patio area and external water tap.









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

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D

view this property online connells.co.uk/Property/WVH329211

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH329211 - 0003