



7 Charters Avenue, Codsall, WV8 2JH

Occupying a choice Cul-De-Sac position on the fringe of Codsall village with its excellent local facilities, schools and railway station, this sympathetically restyled and extended semi detached property now provides an excellent choice of living accommodation over two floors synonymous with present day lifestyle requirements.

nick tart

Key Features

- Double glazed reception porch
- Entrance hall
- Front facing dining room
- Extended living room
- Double-glazed garden room
- Extended breakfast kitchen
- Small utility area and fitted cloakroom
- Choice of 3 excellent first floor bedrooms
- Good sized family bathroom
- Ample off-road parking
- Garage
- Enclosed rear garden

Contact Us

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Ground Floor

The property itself provides both a spacious and versatile layout of living accommodation which enjoys the benefit of double-glazing and gas central heating and in further detail comprises of...

Double-glazed reception porch.

Entrance hall with laminate flooring and understairs cloak stores.

Front facing dining room having feature brick fireplace with coal effect electric fire and raised tiled hearth, walk in double-glazed leaded bay window, coved ceiling and wall light points.

Extended living room having a feature fireplace with living flame gas coal effect fire with marble inset and matching hearth, two arched recesses, wall light points and sliding patio door leading into the double-glazed **Garden room**. Undoubtedly one of the best features in this property is the **extended breakfast kitchen** which has matching suite of units comprising of single drainer sink unit with tiled splashbacks, range of cupboards with matching worktops incorporating cooker recess with extractor over, integrated dishwasher, range of coved wall and display cabinets, recessed spotlights, coved ceiling, laminate flooring and sliding door leading into...

Small **utility area** with plumbing for automatic washing machine and **fitted cloakroom**.

A separate door leads off the kitchen into an **inner lobby** with separate storage and access to the side of the property and into the **integral garage**.



Outside

Outside the property is approached via a block paved **driveway** leading to an integral garage. The enclosed **rear garden** is not overlooked directly from the rear and enjoys a paved patio on two sides, a variety of shrubs and trees and a most useful garden shed and greenhouse.

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

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First Floor

Stairs lead from the entrance hall to the first-floor **landing** with large loft opening and ladder.

Bedroom one has a range of fitted wardrobes with overhead stores, walk in double-glazed leaded lattice bay window and coved ceiling.

Bedroom two has a range of fitted wardrobes with overhead stores, double-glazed window and coved ceiling.

Bedroom three is above average size with double-glazed leaded windows and a most useful walk in **storage room** which houses the *Worcester Bosch* gas central heating boiler but could be utilised for other purposes.

Family bathroom which has panel bath and shower, vanity unit, low flush WC, built-in linen cupboard, heated chrome towel rail, a built-in cupboard, double-glazed window and tiled walls.



EPC: D61

Tenure – we are advised the property is Freehold.

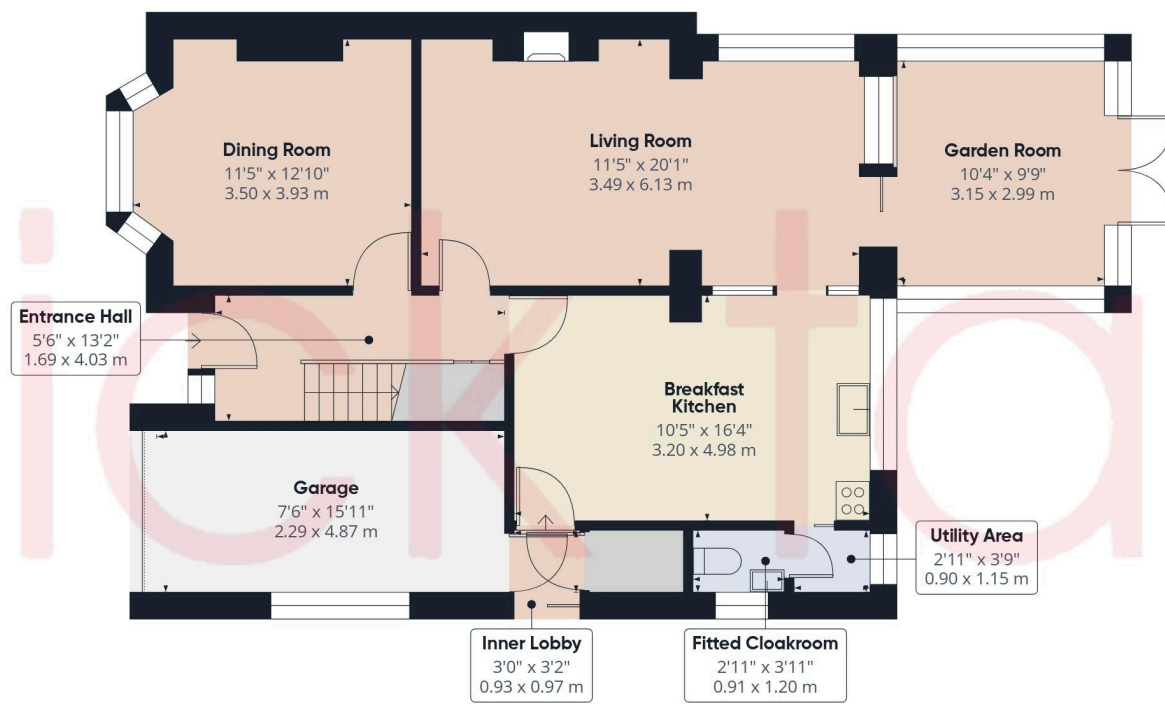
Services – we are advised all mains services are connected.

Council Tax – **Band D** (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

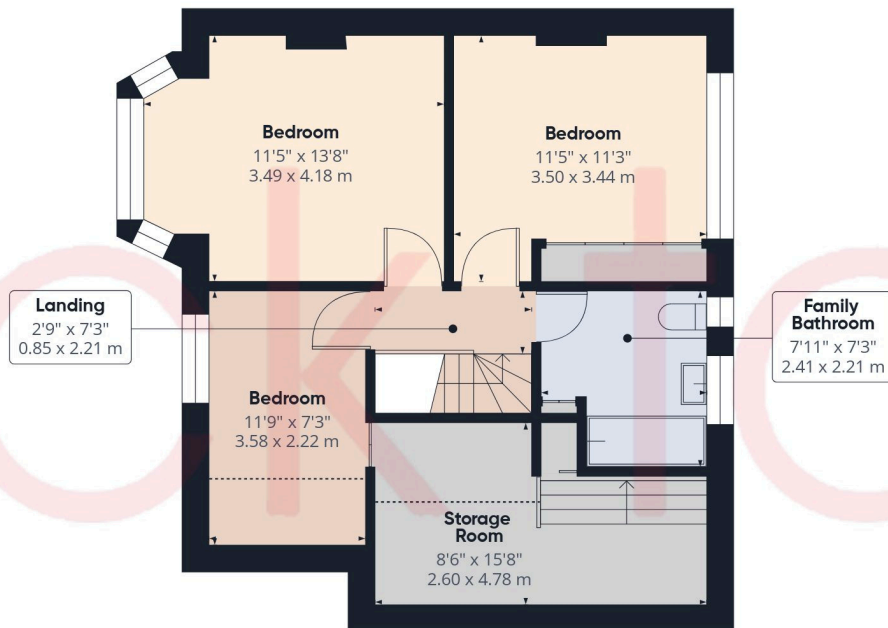
Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches.

We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1422 ft²

132.1 m²

Reduced headroom

96 ft²

8.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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