



18 Charters Avenue, Codsall, Wolverhampton, WV8 2JH

BERRIMAN  
EATON

# 18 Charters Avenue, Codsall, Wolverhampton, WV8 2JH

A beautifully presented three bedroom semi detached property with contemporary fittings in a quiet cul-de-sac in a sought-after location.

## LOCATION

Charters Avenue is a quiet cul-de-sac standing in a lovely location within easy reach of the sought after villages of both Codsall and Tettenhall, both of which offer a full complement of local facilities and there is easy access to the further, more extensive amenities of the City Centre.

The M54 facilitates fast access to Shrewsbury, Birmingham and beyond and regular rail services run from Codsall and Bilbrook stations with direct trains to Birmingham and mainline connections at Wolverhampton. The area is particularly well served by schooling in both sectors with Newbridge and Birchfield Preparatory Schools, Tettenhall College, Wolverhampton Grammar School and the Wolverhampton Girls High School all being worthy of note.

## DESCRIPTION

18 Charters Avenue has been redecorated throughout by the current owners and a new kitchen was fitted in 2023 along with new front door in 2024. There are contemporary bath / shower rooms and the front and rear gardens have been landscaped. The property benefits from an extended third bedroom, double glazing and gas central heating.

## ACCOMMODATION

A brick, arched open PORCH has a glazed composite door opening into the hall with Karndean flooring, an understairs cloaks and shoe cupboard and a SHOWER ROOM with a metro tiled shower cubicle, pedestal wash basin, WC, heated ladder towel rail, Karndean flooring and an internal door to the store. The DINING KITCHEN was refitted in 2023 and has a range of contemporary wall and base units with quartz working surfaces, under counter lighting with metro tiled splashback, undermounted sink with a double glazed window over, space for an American style fridge freezer, integrated dishwasher, a corner pantry, there is ample space for dining with vaulted ceiling above with two roof lights, Karndean flooring throughout and double doors to the garden. The LOUNGE has a double glazed patio door to the rear garden, display shelving, wiring for a wall mounted TV with a contemporary electric fire beneath.

The SITTING ROOM has a walk in double glazed bay window to the front, a cast iron solid fuel burning stove with wooden mantle above and display shelving.

Stairs from the hall rise to the first floor landing with access to the loft. BEDROOM ONE has a range of fitted wardrobes. BEDROOM TWO is a good size double with a double glazed window to the rear. BEDROOM THREE is also a good size and has been extended into the eaves with ample storage and a double glazed window to the front. The BATHROOM has a panelled bath with telephone hand held shower attachment, pedestal wash basin, WC, corner shower cubicle, tiled walls, backlit mirror, a Victorian style radiator with towel rail and a double glazed window.

## OUTSIDE

18 Charters Avenue sits behind a low rise wall with a DRIVEWAY laid in brick setts affording off road parking for several vehicles with borders laid in slate chips. Double doors open into the STORE which has concrete floor, electric light and power, plumbing for a washing machine and tumble dryer, a wall mounted gas fired central heating boiler and an internal door to the shower room.

There is gated side access to the REAR GARDEN has a terrace laid in brick setts with raised sleeper bed edges and steps up to a shaped lawn with two further seating area.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND D – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard & Superfast are available

Mobile – Ofcom checker shows two of the four main providers have likely coverage indoors with all four having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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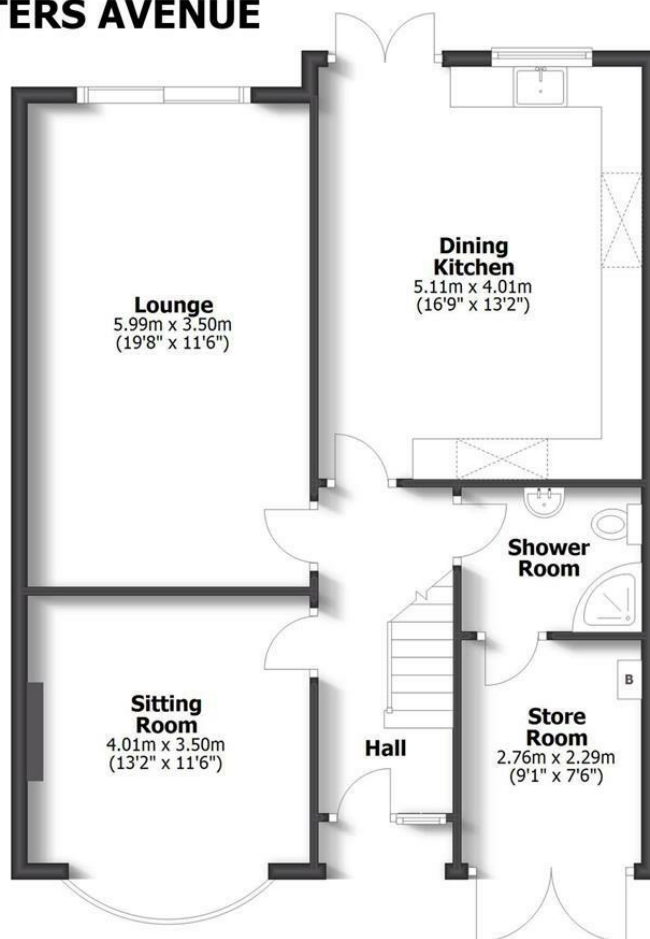
Offers Around  
£389,950

EPC: D

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



## 18 CHARTERS AVENUE CODSALL



**Ground Floor**

HOUSE: 120.9sq.m. 1302sq.ft.  
STORE ROOM: 6.3sq.m. 68sq.ft.  
**TOTAL: 127.2sq.m. 1370sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**First Floor**

