



WORTHINGTON ESTATES



**Claremont, Wergs Hall Road  
Codsall, Wolverhampton, WV8 2DB**

**Offers in the region of £335,000**

A three bedroom semi-detached family home filled with character and charm. To see the potential of this property viewings are highly recommended.

This spacious accommodation comprises an entrance hall, reception room, living room, breakfast kitchen, three bedrooms, family bathroom and a separate w.c. The property benefits from double glazing and gas central heating throughout, off road parking for several vehicles and a 146ft garden to the rear.

# Claremont Wergs Hall Road, Codsall, Wolverhampton, WV8 2DB

## LOCATION

This endearing property sits on a deceptively large plot close to the junction of Hawthorne Lane, a highly regarded and popular location on the fringe of Codsall village with a wide range of amenities including shops, schools, train station, and public transport services all within walking distance.

## FRONT



Having a large gravel driveway providing off road parking for a minimum of 3 vehicles, an area of lawn, mature shrubbery and evergreens, gated side access leading to the rear of the property and pathway leading to the front door.

## ENTRANCE HALL

6'1" x 5'7" (1.87 x 1.72)

Having wooden door with obscure panels of glass, doors leading to the reception room, living room, kitchen and the generous under stairs storage space which has retained the original stone cold slab.

## RECEPTION ROOM

10'11" x 10'5" (3.34 x 3.19)



A bright and airy room having window to the front, picture rail, open fire with tile surround and radiator.

## LIVING ROOM

19'1" x 10'10" (5.84 x 3.32)



A large yet cosy room, having dual aspect windows to the front and rear, picture rail, two radiators, open fire with tile surround and French door opening onto the rear patio.



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## KITCHEN DINER

19'2" x 14'3" x 9'9" x 8'0" (5.86 x 4.35 x 2.99 x 2.44)



This u shaped kitchen diner has tiled flooring, two radiators, windows to the front, side and rear, a range of wall and base units, square edge laminate worktops, stainless steel sink, overhead clothes airer, open fireplace and wall mounted boiler. With plumbing for washing machine and dishwasher and ample space for a table with seating, fridge, freezer and cooker. With door to the side opening onto the side passage.

## LANDING

9'8" x 10'5" (2.97 x 3.18)



A balustrade staircase leads you to the gallery landing which has a window to the side, access to the loft space and doors to the three bedrooms, bathroom and the w.c.

## PRINCIPAL BEDROOM

10'11" x 10'5" (3.34 x 3.19)



Having window to the front, picture rail, radiator and open fireplace.



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## BEDROOM TWO

8'11" x 10'10" (2.74 x 3.32)



Having window to the rear with views of open fields to the side, radiator and picture rail.

## BEDROOM THREE

7'3" x 8'7" (2.21 x 2.64)



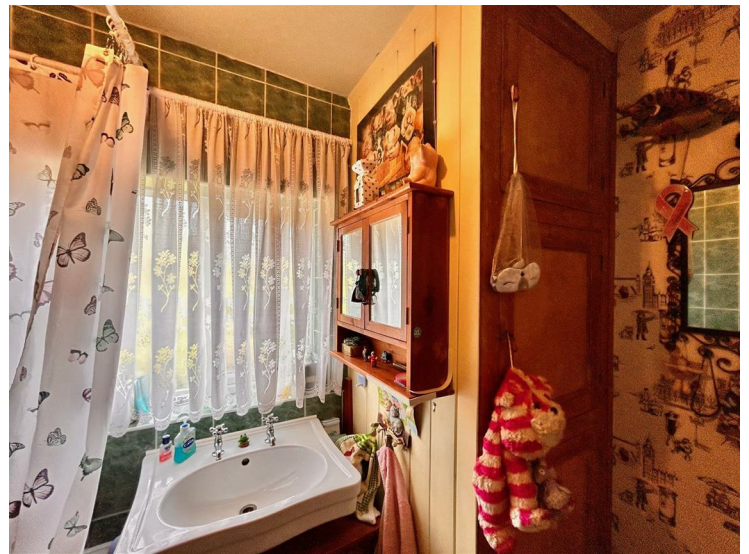
A good size third bedroom with window to the front and radiator.

## BATHROOM

6'5" x 8'2" (1.98 x 2.49)



Having obscure window to the rear, radiator, airing cupboard providing plenty of storage space, wooden vanity unit with counter top wash basin, wooden panel shower tub with mixer shower over.



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### W.C.

3'2" x 5'1" (0.98 x 1.55)



Situated next to the bathroom with obscure window to the side.

### REAR



A fantastic rear garden 146ft in length. Having a low rise wall with patio area and lawn area beyond, borders stocked with mature shrubs, outside tap, large wooden garden store, greenhouse and coal bunker. With gated side access from the front of the property.



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

### COUNCIL TAX BAND - D

South Staffs CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

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### FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

### FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

### FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

### POSSESSION

Vacant possession will be given on completion.

### SERVICES

We are informed by the vendor that all mains services are connected.

### TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

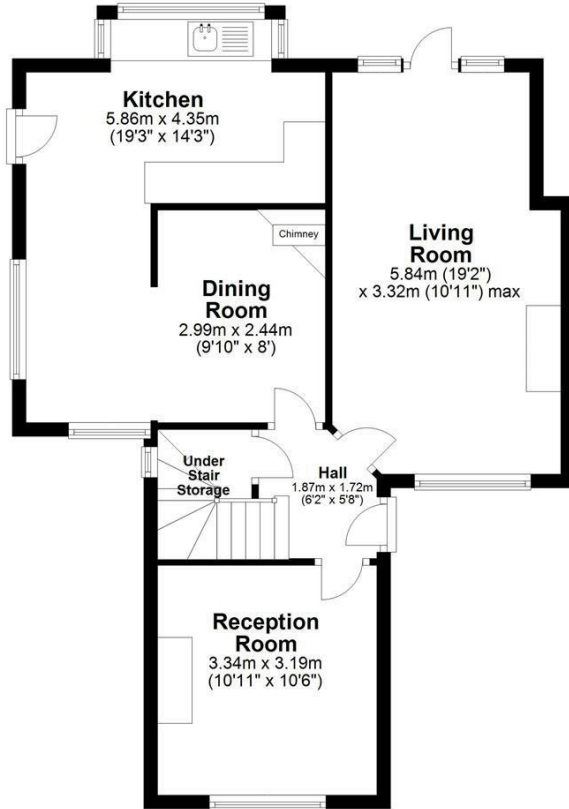
### VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.



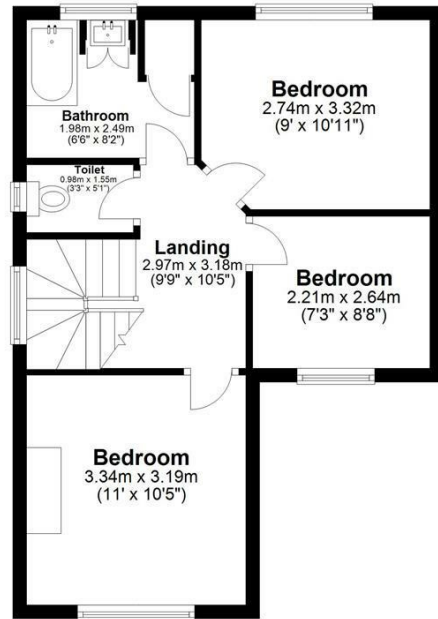
### Ground Floor

Approx. 59.1 sq. metres (636.4 sq. feet)



### First Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



Total area: approx. 99.9 sq. metres (1075.7 sq. feet)

| Energy Efficiency Rating                    |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                         |           |           |
| (92 plus) <b>A</b>                          |                         |           |           |
| (81-91) <b>B</b>                            |                         |           |           |
| (69-80) <b>C</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>48</b> | <b>77</b> |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
|   |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |