



WORTHINGTON ESTATES



**3, Cherry Tree Lane
Codsall, Wolverhampton, WV8 1NL**
Offers in the region of £230,000

A THREE BEDROOM SEMI DETACHED FAMILY HOME, PLEASANTLY SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL AREA *NO UPWARD CHAIN*

This charming property is conveniently located within walking distance of a wide range of amenities including shops, excellent local schools, railway station and public transport services.

The accommodation briefly comprises entrance hall, two reception rooms, kitchen, three bedrooms, family bathroom and a separate wc. The property benefits from double glazing throughout, gas central heating and off road parking. In need of full modernisation but offering so much potential.

3 Cherry Tree Lane, Codsall, Wolverhampton, WV8 1NL

LOCATION

Located in a popular and established residential area, this family home is conveniently located for all local amenities in both the village centre and Birches Bridge and is within walking distance of the train station and the highly regarded local schools, including Birches First School, Codsall Middle School and Codsall Community High School.

FRONT



Having a slabbed driveway and an area of lawn. With door leading into the hallway and a door leading into the kitchen.

ENTRANCE HALL

9'4" x 7'0" (2.86 x 2.15)



Having a composite front door, radiator, leaded window to the side, carpeted flooring, under stairs storage, doors leading to the sitting room and living room and stairs leading to the first floor.

SITTING ROOM

9'4" x 13'5" (2.86 x 4.09)



Having carpeted flooring, leaded windows to the front, plain coving to the ceiling, radiator and electric fireplace with brick surround.



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LIVING ROOM

9'11" x 17'7" (3.03 x 5.37)



Having windows to the rear, plain coving to the ceiling, electric fireplace with marble effect surround, carpeted flooring and door into the kitchen.



KITCHEN

10'9" x 7'11" (3.28 x 2.42)



Having window to the rear, radiator, matching wall and base units, laminate worktop, 1.5 composite sink and plumbing for washing machine.

With an alcove area that could be used as a utility, door into a pantry, door leading to the front driveway and door opening onto the rear patio.



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LANDING

5'2" x 11'1" (1.60 x 3.38)



Having carpeted flooring, leded window to the side, loft hatch providing access to the space above, doors to the three bedrooms, bathroom and the wc.

PRINCIPAL BEDROOM

8'2" x 13'5" (2.51 x 4.09)



Having leded windows to the front, radiator, carpeted flooring and 3 built in double wardrobes.



BEDROOM TWO

9'11" x 9'6" (3.03 x 2.90)



A good sized second bedroom having radiator, carpeted flooring, windows to the rear and a large built in storage cupboard which houses the boiler.



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BEDROOM THREE

10'6" x 7'2" (3.22 x 2.19)



Having radiator and leaded window to the front.

WC

5'6" x 2'9" (1.70 x 0.86)



Having obscure window to the rear and a close coupled wc.

BATHROOM

5'6" x 5'8" (1.70 x 1.74)



Having obscure window to the rear, radiator, vanity unit with hand washbasin set within and a panel bath.

REAR



A pleasant and enclosed rear garden with lawn, patio area and borders stocked with mature shrubs. With a greenhouse and wooden garden store.



VIEWING

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

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.

POSSESSION

Vacant possession will be given on completion.

SERVICES

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

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.

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.

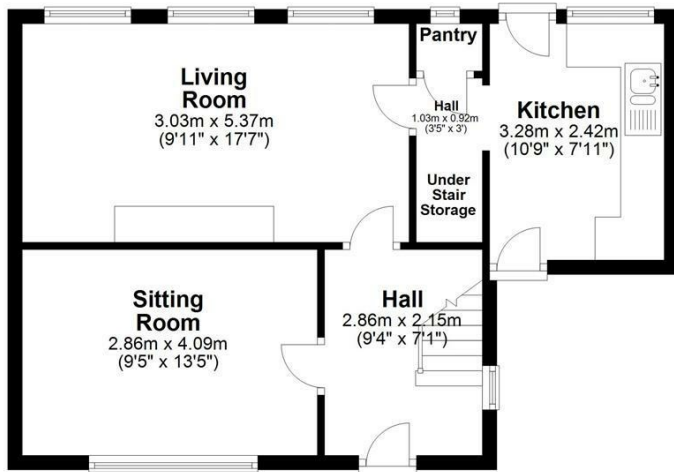
FREE MARKET APPRAISAL

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.



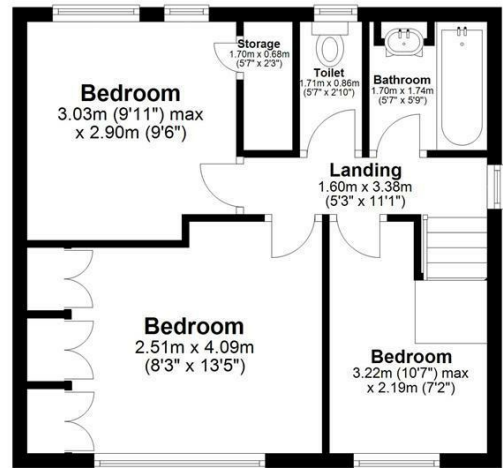
Ground Floor

Approx. 46.5 sq. metres (500.9 sq. feet)



First Floor

Approx. 37.5 sq. metres (404.0 sq. feet)



Total area: approx. 84.1 sq. metres (904.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	84
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		67	85
England & Wales	EU Directive 2002/91/EC		