



**19, Moatbrook Lane
Codsall, Wolverhampton, Staffordshire WV8 1DS**

Offers in excess of £299,995

A WELL PROPORTIONED AND GENEROUSLY SIZED EXTENDED TWO BEDROOM DETACHED BUNGALOW *NO UPWARD CHAIN*

The property enjoys a peaceful yet convenient location within walking distance of excellent local schools, amenities and Codsall train station in this highly favoured village. Benefitting from a large plot, ample off road parking and beautiful views across the adjacent open fields.

The accommodation briefly comprises entrance hall, guest cloakroom, kitchen, living room, dining room, family shower room, two good sized bedrooms, conservatory, utility, carport and pleasant rear garden.

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FRONT



Having a large brick driveway and carport.

HALLWAY

5'10" x 7'3" (1.80 x 2.23)



Having a wooden front door with obscure glass panel to the side, loft hatch, laminate flooring, central heating radiator and guest cloakroom.

KITCHEN

8'9" x 7'2" (2.69 x 2.19)



Having double glazed windows to the side, lino flooring, inset ceiling spotlights, tiled walls, matching wall and base units, wine rack, laminate worktop and integrated appliances including fridge, freezer, Whirlpool dishwasher and Indesit gas cooker.

LIVING ROOM

21'0" x 10'5" (6.42 x 3.20)



Having a double glazed bow window to the front with countryside views, carpeted flooring and feature electric fireplace.

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BEDROOM ONE
13'11" x 9'5" (4.25 x 2.88)



DINING ROOM
10'9" x 8'4" (3.29 x 2.55)



Having double glazed windows to the rear, central heating radiator, carpeted flooring, large built in wardrobe with glass sliding doors and built in bedroom drawer units with seat.



Having carpeted flooring, central heating radiator and French doors with glass side panel leading into the conservatory.



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BEDROOM TWO

11'11" x 7'10" (3.65 x 2.39)



Having double glazed windows to the front, central heating radiator and carpeted flooring.

SHOWER ROOM

5'8" x 6'11" (1.73 x 2.13)



Having obscure double glazed windows to the side, central heating radiator, tiled flooring and walls, inset ceiling spotlights, close coupled w.c, pedestal washbasin and double shower enclosure.



CONSERVATORY

11'5" x 9'1" (3.50 x 2.79)



Having solid wood flooring, ceiling fan and electric sockets.

UTILITY

6'6" x 7'9" (2.00 x 2.38)



Having windows to the rear, central heating radiator, wall and base units, sink, plumbing for washing machine and tiled flooring. Also housing the Worcester boiler.

REAR



Having a patio area, grassed area, timber garden store and borders stocked with shrubs and evergreens.

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.

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.

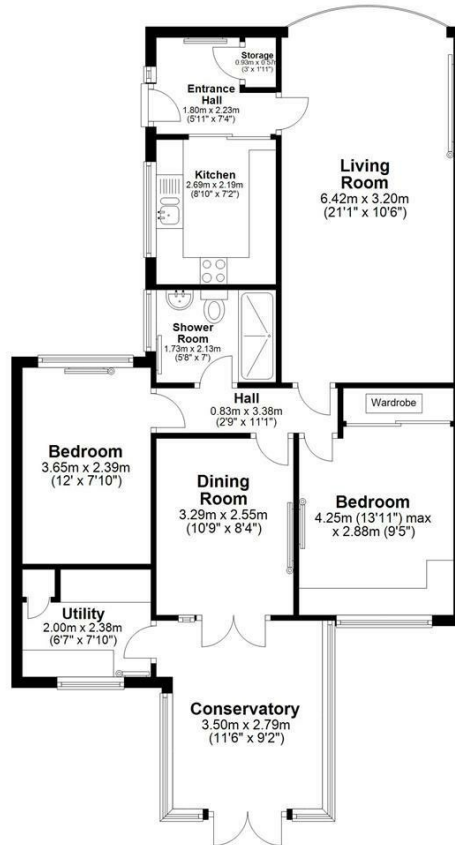
TENURE

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. 84.2 sq. metres (906.7 sq. feet)



Total area: approx. 84.2 sq. metres (906.7 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			
England & Wales	EU Directive 2002/91/EC	65	81

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			
England & Wales	EU Directive 2002/91/EC		