



WORTHINGTON ESTATES



**16, Cherry Tree Lane**  
**Codsall, Wolverhampton, WV8 1NL**  
**Offers in the region of £250,000**

AN ATTRACTIVE THREE BEDROOM END TERRACE FAMILY HOME, PLEASANTLY SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL AREA \*NO UPWARD CHAIN\*

This delightful 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 is extremely well presented throughout and briefly comprises entrance hall, living room, kitchen, dining area, utility, three bedrooms, family bathroom and a separate w.c. The property benefits from double glazing throughout, gas central heating and off road parking.



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## 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



A low maintenance and attractive frontage having a block brick driveway affording off road parking and side gate providing access to the rear of the property.

## ENTRANCE HALL

5'10" x 10'10" (1.80 x 3.31)



A welcoming and spacious entrance hall having laminate flooring, radiator and under stairs storage. With doors into the living room and kitchen and stairs leading to the first floor.

## LIVING ROOM

9'10" x 10'11" (3.02 x 3.33)



Having carpeted flooring, plain coving and window to the rear.





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## KITCHEN

8'11" x 13'0" (2.73 x 3.98)



A fantastic space with an open archway leading into the dining area. Having tile flooring, window to the front, matching wall, base and drawer units, space and plumbing for dishwasher and door leading into the utility.

Benefitting from integrated appliances including electric oven and gas hob with extractor over.



## DINING AREA

9'10" x 9'8" (3.01 x 2.95)



Having tile flooring, radiator, window to the rear and attractive built in cabinets with shelving over.





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## UTILITY

8'10" x 5'4" (2.70 x 1.64)



Having obscure window to the side, radiator, tile flooring, laminate worktop with integrated sink, base units, and door opening to the side of the property.

## W.C.

2'10" x 5'1" (0.87 x 1.55)



Having tile flooring, radiator, close coupled w.c. and decorative wall panelling.

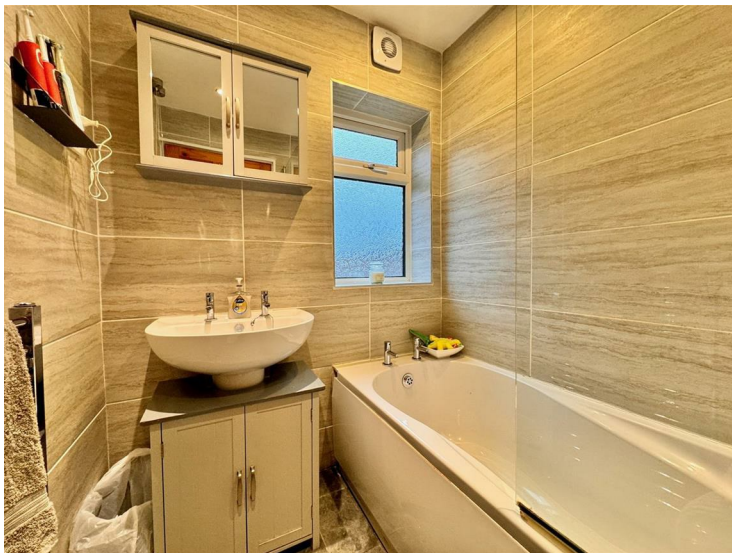
## LANDING

5'10" x 16'4" (1.80 x 4.98)

Having carpeted flooring, radiator and doors into the three bedrooms, family bathroom and w.c.

## BATHROOM

5'10" x 16'4" (1.80 x 4.98)



Having fully tiled walls, tile flooring, chrome heated towel rail, shaving point charger, obscure window to the side, panel bath with electric shower over and vanity unit with counter top hand washbasin.

## BEDROOM ONE

9'10" x 10'10" (3.00 x 3.31)



Having carpeted flooring, radiator and window to the rear. With loft hatch providing access to the space above.





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### BEDROOM TWO

10'0" x 11'10" (3.05 x 3.62)



A second double room having carpeted flooring, radiator, airing cupboard housing the boiler and built in double wardrobe proving useful storage space.

### BEDROOM THREE

8'9" x 7'6" (2.69 x 2.31)



Having carpeted flooring, radiator, wall mounted electric heater and dual aspect windows to the side and rear.



### REAR



An enclosed rear garden having raised decking, patio area, an area of lawn, water tap, wooden and plastic garden storages and door into useful storage area with electricity, previously the coal house.

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### 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.



### 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 - B

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.

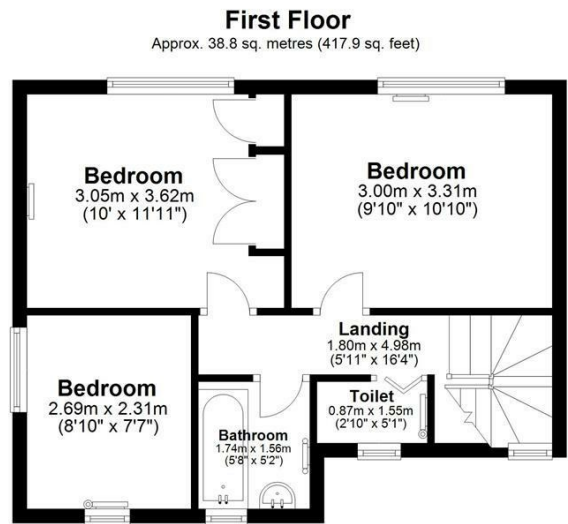
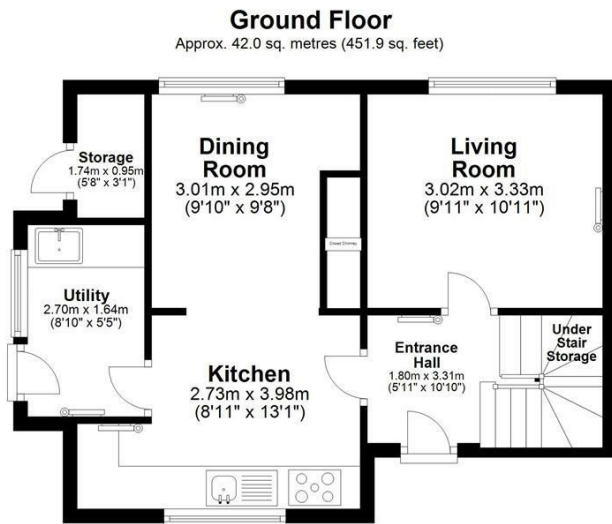
### FREE MARKET APPRAISAL

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.





Total area: approx. 80.8 sq. metres (869.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>72</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>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	