



WORTHINGTON ESTATES



**Cordova, 1 Duck Lane
Codsall, Wolverhampton, WV8 1HZ
Offers in the region of £450,000**

A SIX BEDROOM, THREE STOREY SEMI DETACHED FAMILY HOME - PERFECT FOR MULTIGENERATIONAL FAMILIES

Well presented throughout, this extended property briefly comprises a lounge, spacious and modern kitchen/diner, fully insulated conservatory currently used as a living room, boot room with guest w.c, utility, sitting room/ bedroom with ensuite shower room and external door providing direct access. On the first floor is a family bathroom and three additional bedrooms, one with walk in wardrobe and ensuite. On the second floor are an additional two bedrooms and a half bathroom. All bedrooms are extremely versatile and could be utilised as office space/home gym/games room. There is off road parking to the driveway and additional parking at the rear of the property accessed via double gates. In addition to this, the property benefits from double glazing throughout and a 4 kwh solar panel.

To the rear the large and enclosed South facing rear garden has an area of decking, an area of lawn, timber garden store, workshop, hot tub, swimming pool and a Summerhouse.

The property enjoys a convenient location within a short walking distance of excellent local schools, public transport and amenities in this highly favored village.

Viewing is highly recommended to appreciate the living space and versatility of this fabulous family home.

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LOCATION

Located in a popular residential area, this property is conveniently situated with local shops and amenities literally on its doorstep. Birches First School, Codsall Middle School, Codsall Community High, Birches Bridge shopping precinct and the Village centre are also within walking distance.

The area has good transport links with regular bus services to the surrounding areas and easy access to the town centre, M54 and M6 motorways and the i54 Business Park. Bilbrook train station is also within short walking distance.

FRONT



Having a tarmac driveway affording off road parking, gated side entrance to the rear of the property and fitted CCTV.

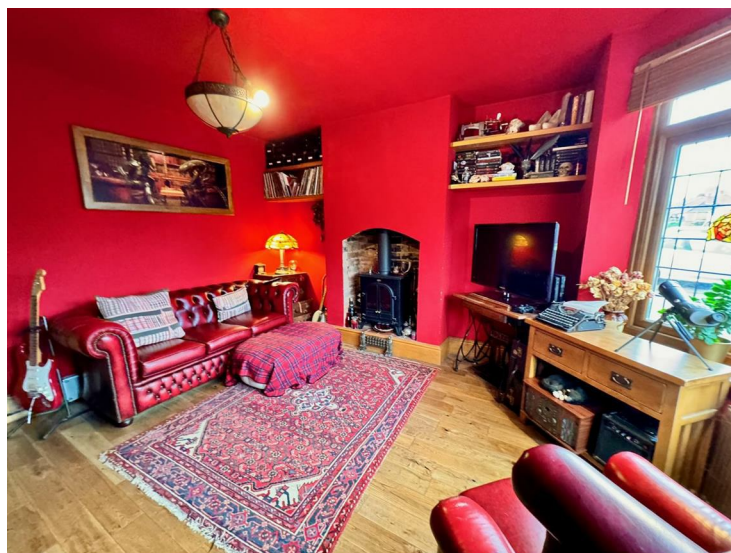
ENTRANCE

11'4" x 2'11" (3.47 x 0.90)

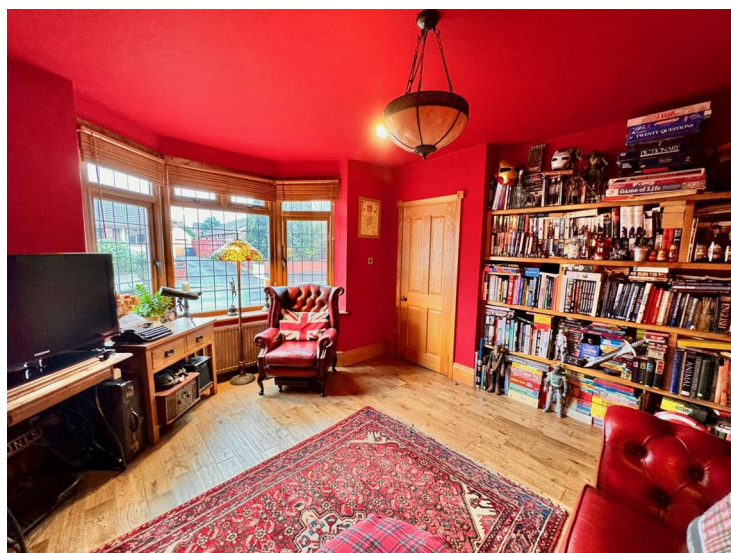
Having solid oak flooring, door into the living room and carpeted stairs leading to the first floor.

LOUNGE

11'4" x 12'9" (3.47 x 3.90)



Having bay window to the front, solid oak flooring and feature flame effect electric wood burner with brick surround. With door into the kitchen/diner.



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KITCHEN/DINER

18'7" x 28'9" (5.68 x 8.78)



A light filled space having underfloor heating, solid oak flooring, matching base and drawer units, butchers block worktops, 14kw dual fuel burner with brick surround, under stairs storage, large pantry, double bowl porcelain sink, two roof windows and plumbing for a dishwasher.

With opening into the conservatory/sitting room and door leading into the boot room.



CONSERVATORY/LIVING ROOM

14'0" x 13'10" (4.28 x 4.24)



A fantastic additional living space, fully insulated with

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underfloor heating, solid oak flooring, radiator and French doors to the side and rear leading onto the rear garden.



GUEST W.C.

2'11" x 5'6" (0.89 x 1.69)



Having lino flooring, obscure window to the side and close coupled w.c. with built in sink.

BOOT ROOM

7'11" x 10'6" (2.43 x 3.21)



Having lino flooring, radiator, window and door to the rear and door leading into the utility.

UTILITY

5'0" x 9'1" (1.54 x 2.77)

Having stone flooring, plumbing for washing machine and door into the wetroom.

ENSUITE WETROOM



Having stone flooring, radiator, close coupled w.c., wall hung washbasin with vanity unit over and shower. With door into the bedroom/sitting room.

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BEDROOM/SITTING ROOM

13'1" x 9'1" (4.00 x 2.77)



Having bay window to the front, radiator, carpeted flooring and door opening onto the side of the property providing direct access into the property.

FAMILY BATHROOM

6'9" x 6'5" (2.08 x 1.96)



Having laminate flooring, part tiled walls, radiator, pedestal hand washbasin with vanity unit over, close coupled w.c. with shower over, tall storage cabinet with mirrored front, panel bath and obscure window to the rear.

LANDING - FLOOR ONE

15'7" x 6'3" (4.76 x 1.93)



Having carpeted flooring, radiator, under stairs storage and window to the front. With doors to the three bedrooms and family bathroom.

BEDROOM ONE

11'4" x 10'6" (3.47 x 3.22)



Having bay window to the front, radiator and carpeted flooring.

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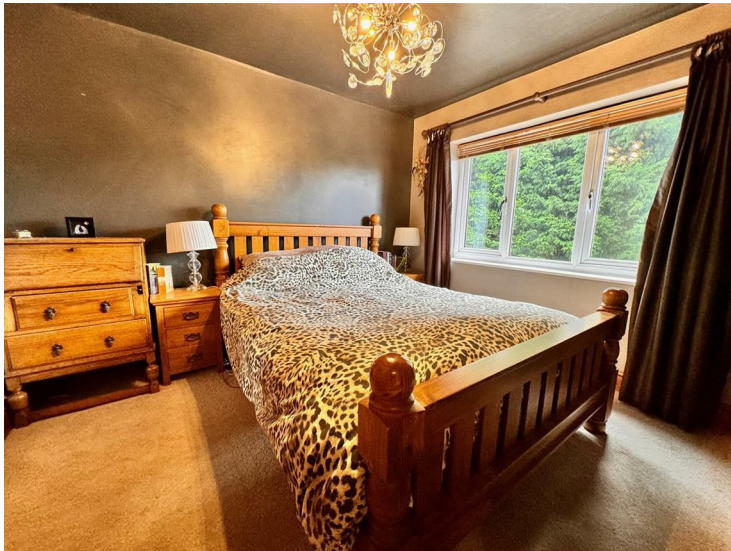
BEDROOM TWO

10'10" x 9'4" (3.31 x 2.87)



Having carpeted flooring, radiator and window to the rear.

BEDROOM THREE



Having carpeted flooring, radiator, windows to the rear and door leading into the dressing room.

DRESSING ROOM

5'8" x 9'4" (1.73 x 2.86)

Having carpeted flooring, rails and shelving. With door into the ensuite.

ENSUITE SHOWER ROOM

5'6" x 8'9" (1.68 x 2.68)



Having quartz style floor tiles and matching wall tiles, radiator, obscure windows to the front, large mirror with recessed lighting, pedestal hand washbasin, close coupled w.c. and walk in shower with dual showerheads.



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LANDING - FLOOR TWO

16'4" x 7'1" (5.00 x 2.16)



Having carpeted flooring, roof window and doors into the two bedrooms and half bathroom.

BEDROOM FOUR

16'4" x 5'9" (5.00 x 1.77)



Having carpeted flooring, radiator and roof windows to the front and rear.

HALF BATHROOM

4'8" x 3'3" (1.43 x 1.00)



Having close coupled w.c. and pedestal hand washbasin with vanity unit over.

BEDROOM FIVE

16'4" x 13'0" (5.00 x 3.97)



Having carpeted flooring, radiator and window to the rear.

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REAR



A long and enclosed South facing rear garden with fitted CCTV, a large area of lawn, an area of decking, hot tub with lights and Bluetooth, pool area and Summerhouse. With double gates to the side providing access to the rear and additional parking.

SWIMMING POOL



A 20 ft x 10 ft swimming pool in a purpose built space. Includes a 12 kw heat pump powered by solar panels.



SUMMERHOUSE



Fully insulated and damp proofed with vinyl flooring, a consumer unit and 65 mp speed hard wired internet.

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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.

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.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale.



