



WORTHINGTON ESTATES



**72, Moatbrook Avenue  
Codsall, Wolverhampton, Staffordshire WV8 1DH**

**Offers in the region of £249,950**

A WELL PROPORTIONED THREE BEDROOM MID TERRACED FAMILY HOME IDEALLY SITUATED WITHIN WALKING DISTANCE OF CODSALL VILLAGE

The property enjoys a quiet yet convenient location within short walking distance of excellent local schools and amenities in this highly favoured village.

The accommodation briefly comprises porch, breakfast kitchen, living room, three bedrooms, family shower room and a conservatory. The property benefits from a driveway affording off road parking, a beautifully presented South facing rear garden and double/triple glazing throughout.

## 72 Moatbrook Avenue, Codsall, Wolverhampton, Staffordshire WV8 1DH

### LOCATION

Codsall offers a full complement of excellent local shops and schools with St Nicholas first school, Codsall middle and high schools all within walking distance.

Codsall train station is also within walking distance and bus services are readily on hand. Wolverhampton City Centre and the highly publicised I-54 Business Park, Jaguar Land Rover and Pendeford Business Park are all within easy travelling distance.

### FRONT



A pleasant frontage with a gravelled driveway affording off road parking.

### PORCH

3'4" x 5'10" (1.02 x 1.78)



Having double glazed led windows, obscure door, tile flooring and a further obscure front door leading into the breakfast kitchen.

### BREAKFAST KITCHEN

8'9" x 19'1" (2.69 x 5.83)



Having laminate flooring in the dining area and tile flooring in the kitchen area, matching wall and base units, wine rack, square edge laminate work surfaces, part tiled walls and windows to the front.

Benefitting from integrated appliances including fridge, freezer, electric oven and gas hob with extractor over. With ample space and plumbing for washing machine and tumble dryer.

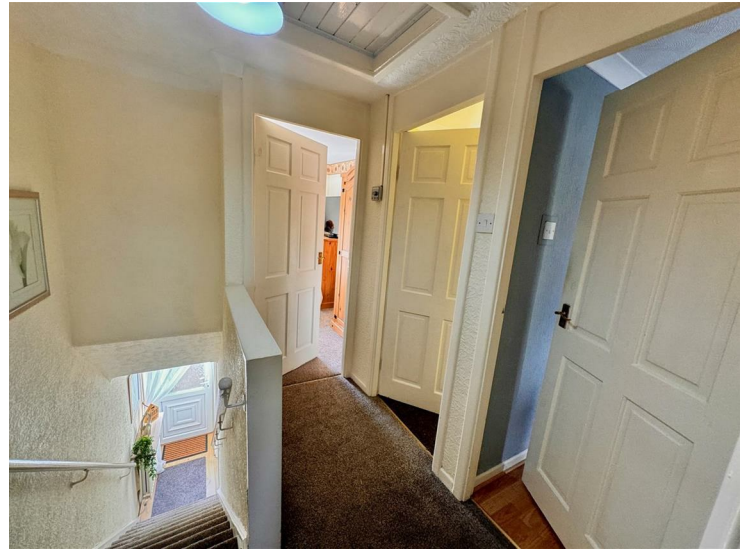


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### LANDING

6'6" x 6'2" (2.00 x 1.90)



### LIVING ROOM

13'0" x 16'0" (3.97 x 4.88)



Having carpeted flooring, doors to the three bedrooms and family shower room and loft hatch providing access to the space above.

### BEDROOM ONE

13'0" x 12'5" (3.97 x 3.80)



A generously sized and light filled room having laminate flooring, plain coving to the ceiling, feature gas fireplace with marble surround, double sliding doors into the conservatory and door leading to the staircase.



Having carpeted flooring, radiator, plain coving to the ceiling, airing cupboard providing useful storage space and window to the rear.

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### BEDROOM TWO

9'0" x 10'2" (2.76 x 3.11)



A bright and airy room having laminate flooring, radiator, plain coving to the ceiling, ceiling fan and window to the front.

### SHOWER ROOM

5'10" x 7'6" (1.78 x 2.29)



Having tile flooring, chrome heated towel rail, fully tiled walls, window to the front, corner shower with mixer shower, and vanity unit with concealed cistern w.c. and inset washbasin.



### CONSERVATORY

7'3" x 11'4" (2.22 x 3.47)



Providing useful additional living space, having tile flooring, windows to the front and side and French doors opening onto the rear garden.

### BEDROOM THREE

8'11" x 8'11" (2.73 x 2.74)



Having carpeted flooring, radiator, built in wardrobe with hanging rail and window to the rear.

**REAR**



An immaculately presented South facing rear garden, having a patio area, an area of lawn, beds stocked with shrubs and plants and two wooden garden stores.



**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.

**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**

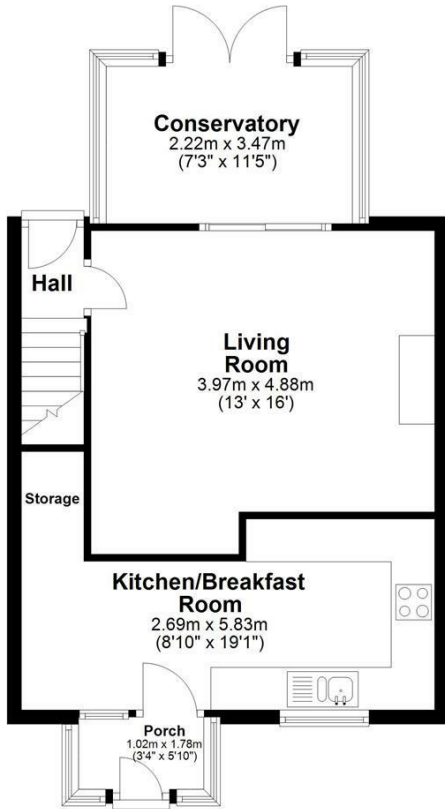
By arrangement through Worthington Estates Codsall office (01902) 847 358.

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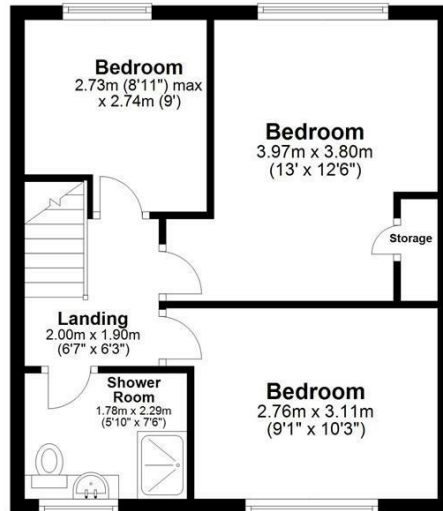
### Ground Floor

Approx. 49.5 sq. metres (533.1 sq. feet)



### First Floor

Approx. 38.9 sq. metres (419.0 sq. feet)



Total area: approx. 88.5 sq. metres (952.1 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>72</b>	<b>86</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>			
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