



WORTHINGTON ESTATES



**39, Moatbrook Avenue**  
**Codsall, Wolverhampton, WV8 1DJ**  
**Offers in the region of £275,000**

A WELL PROPORTIONED THREE BEDROOM SEMI DETACHED FAMILY HOME IDEALLY SITUATED WITHIN WALKING DISTANCE OF CODSALL VILLAGE

This well presented property enjoys a generous corner plot within short walking distance of excellent local schools and amenities in this highly favoured village.

The accommodation briefly comprises entrance hall, living room, dining room, kitchen, three bedrooms, family bathroom and a conservatory. The property benefits from a driveway affording off road parking, double glazing throughout and a good sized rear garden.



## 39 Moatbrook Avenue, Codsall, Wolverhampton, WV8 1DJ

### 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



Having a tarmac driveway affording off road parking for two vehicles.

### ENTRANCE HALL

10'9" x 5'10" (3.28 x 1.78)



Having laminate flooring, window to the side, radiator and useful under stairs storage. With door leading into the living room and staircase to the first floor.

### LIVING ROOM

11'7" x 14'2" (3.54 x 4.34 )



A good size room having laminate flooring, radiator, feature gas fireplace, plain coving to the ceiling, bay window to the front and door into the dining room.





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### DINING ROOM

11'2" x 14'2" (3.42 x 4.34)



A spacious and light filled room having laminate flooring, radiator, plain coving to the ceiling, opening into the kitchen and double sliding doors leading onto the rear patio.



### KITCHEN

11'5" x 5'10" (3.48 x 1.78)



A modern kitchen filled with natural light, having tile flooring, part tiled walls, window to the side, radiator, matching wall and base units and square edge laminate work surfaces. Benefitting from integrated appliances including electric oven and hob with extractor over. With plumbing and space for a dishwasher and washing machine and door leading into the conservatory.



### LANDING

6'7" x 5'9" (2.01 x 1.77)

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



**BEDROOM ONE**

11'3" x 14'2" (3.44 x 4.34)



Having carpeted flooring, radiator, built in cupboard, airing cupboard and window to the rear,

**BEDROOM THREE**

7'10" x 9'2" (2.40 x 2.81)



Having carpeted flooring, radiator, window to the front and a built in bed with storage under.



**BEDROOM TWO**

11'2" x 11'3" (3.42 x 3.44)



Having carpeted flooring, radiator, recessed wardrobe with hanging rail and windows to the rear.

**FAMILY BATHROOM**

7'4" x 5'11" (2.26 x 1.81)



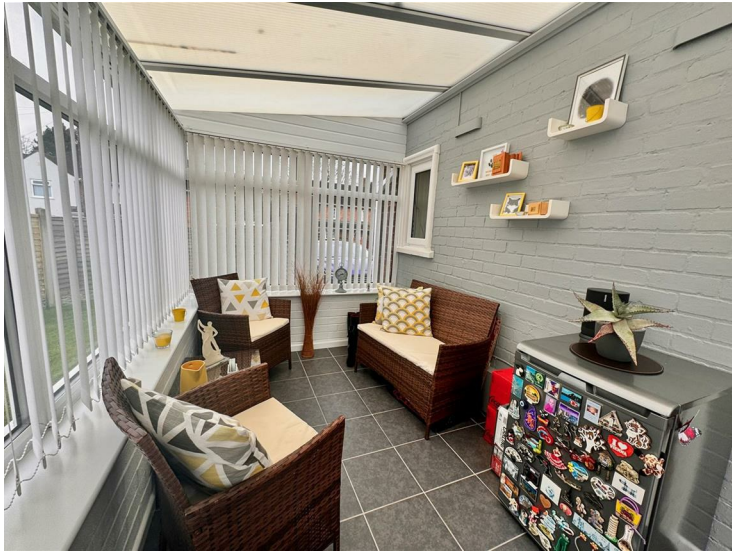
Having laminate flooring, radiator, panel bath with electric shower over, close coupled w.c. pedestal washbasin, part tiled walls and dual aspect obscure windows to the side and rear.



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### CONSERVATORY

12'1" x 6'11" (3.69 x 2.11)



Providing useful additional living space, having tile flooring, double glazed windows and door leading onto the rear patio.



### REAR



A good size enclosed rear garden which wraps around the

side and rear of the property. Having a patio area, an area of lawn, water tap, wooden garden store and a gate providing access from the side of the property.



### 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 - A

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.

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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.



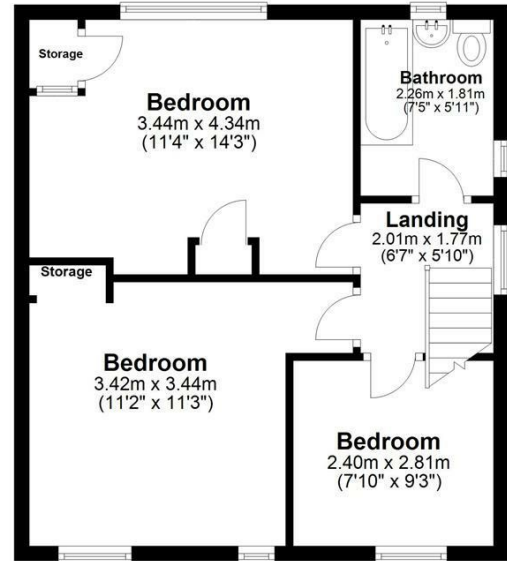
### Ground Floor

Approx. 51.7 sq. metres (556.5 sq. feet)



### First Floor

Approx. 43.7 sq. metres (470.8 sq. feet)



Total area: approx. 95.4 sq. metres (1027.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	