



WORTHINGTON ESTATES



5 Meadow Way Codsall, WV8 2AS

Offers in the region of £510,000

A SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME - NO UPWARD CHAIN

This property is set within a peaceful cul-de-sac situated just off Oaken Lanes. The accommodation has been extended significantly over the years and briefly comprises entrance hall, living room, dining room, kitchen/diner, utility, WC, sitting room, four double bedrooms with an en suite off the principal bedroom, family bathroom and garage. There is a balcony spanning across the width of the property overlooking the sizeable South facing rear garden.

The property has been lovingly maintained by the owners but requires some modernisation to reach its full potential. Over the years it has benefitted from double glazing throughout fitted in 2015, a roof replacement in 2019, a new Worcester boiler installed in 2021 and has a motion detector alarm system.

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LOCATION

This property is set within a peaceful cul-de-sac and is conveniently located within walking distance of Codsall village and its comprehensive range of shops and amenities. The highly regarded High School, Middle School and St Nicholas CE First School are also within walking distance.

The area is well served by transport links with regular bus services to the surrounding areas and Codsall train station also within walking distance.

FRONT



Situated in the corner of this quiet cul de sac, having an attractive and low maintenance frontage with an imprinted concrete driveway affording off road parking for several vehicles, steps leading to the front door and gates either side of the property providing access to the rear.

HALL

5'6" x 7'1" (1.68 x 2.16)



A welcoming entrance hall having composite front door with obscure glass side panels, carpeted flooring, radiator, stairs to the first floor, glazed windows to the side and glazed door leading into the living room.

LIVING ROOM

18'1" x 16'4" (5.53 x 4.98)



A spacious living room having carpeted flooring, gas fireplace with marble surround, ceiling fan light and bow window to the front. With glazed doors into the dining room.



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DINING ROOM

16'11" x 8'8" (5.16 x 2.66)



Having carpeted flooring, large picture window to the rear, French door leading onto the rear patio and door into the kitchen.



UTILITY

7'1" x 14'7" (2.17 x 4.47)



A large space having lino flooring, radiator, wall and base units and plumbing for a washing machine and sink. With windows overlooking the sitting room and doors leading into the sitting room, WC, garage and the side of the property.

KITCHEN/DINER

8'1" x 10'5" (2.47 x 3.20)



Having matching wall and base units, roll top worksurfaces, lino flooring, radiator, window to the rear and a pantry providing useful storage space. With ample space for a dining table. Benefitting from integrated appliances including electric oven with electric hob and extractor over. With door leading into the utility.



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WC

2'6" x 7'10" (0.78 x 2.40)

Having lino flooring, radiator, pedestal hand washbasin, close coupled WC and window.

SITTING ROOM

8'2" x 13'10" (2.50 x 4.23)



Having carpeted flooring, radiator, large picture window overlooking the rear garden and French door opening onto the patio area.

LANDING

4'0" x 9'3" (1.23 x 2.82)

Having carpeted flooring, loft hatch providing access to the space above, airing cupboard housing the boiler and doors to the four bedrooms and family bathroom.

BEDROOM ONE

12'2" x 14'8" (3.73 x 4.49)



Having carpeted flooring, fitted wardrobes, radiator, ceiling light fan, windows to the front and door to the en suite.



EN SUITE

8'2" x 6'6" (2.51 x 2.00)



Having laminate flooring, radiator, obscure window to the rear, corner shower enclosure, close coupled WC and pedestal hand washbasin. With plumbing for a bath.

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BEDROOM TWO

7'11" x 15'3" (2.42 x 4.67)



Having carpeted flooring, radiator, window to the rear and French door opening onto the fabulous balcony area.

BEDROOM FOUR

10'9" x 10'0" (3.30 x 3.05)



Having carpeted flooring, radiator and window to the front.

BEDROOM THREE

10'4" x 12'1" (3.17 x 3.70)



Having carpeted flooring, radiator and windows to the rear.

FAMILY BATHROOM

8'1" x 9'3" (2.47 x 2.82)



Having laminate flooring, radiator, panel bath with shower over, close coupled WC, pedestal hand washbasin and obscure window to the front.

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REAR



An impressive and enclosed South facing rear garden, laid to lawn, with patio area, lighting and water tap.



GARAGE

18'9" x 14'9" (5.74 x 4.51)

Having an electric roller shutter door and power.

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 - F

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

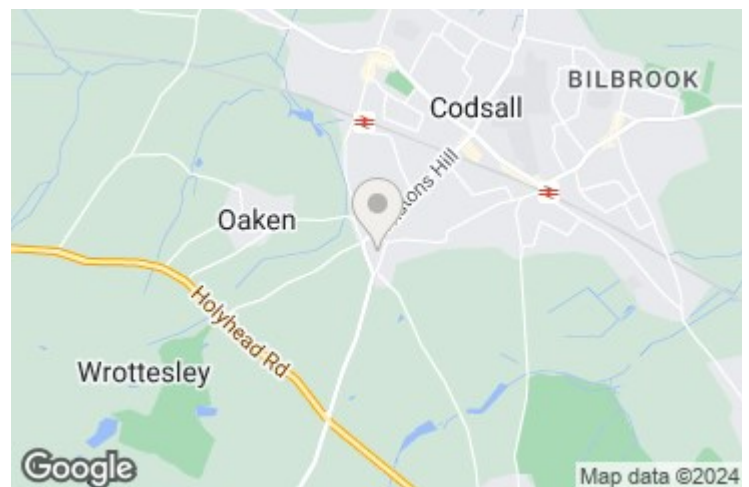
We are informed by the vendor that all mains services are connected.

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.

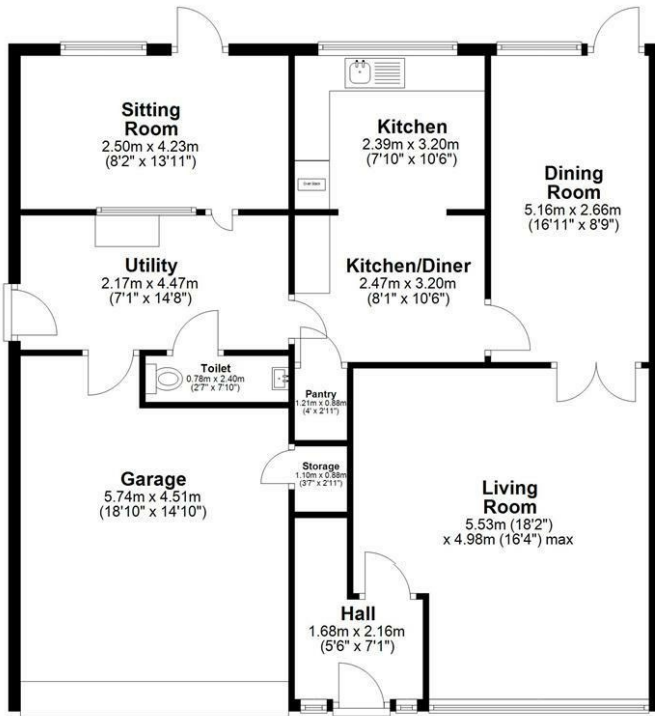
VIEWING

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



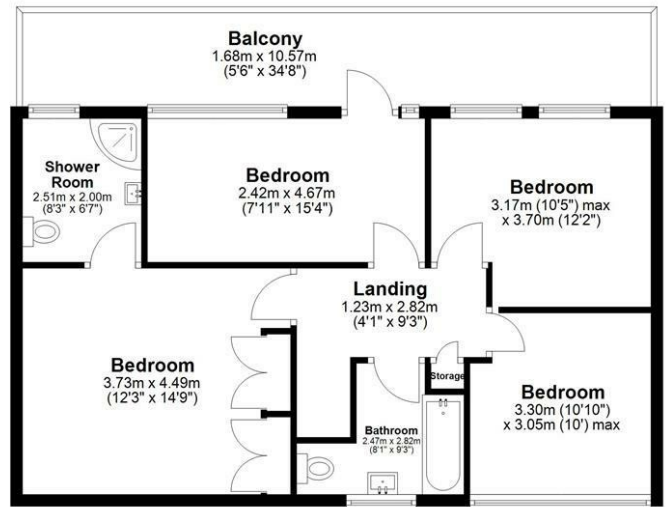
Ground Floor

Approx. 111.8 sq. metres (1203.4 sq. feet)



First Floor

Approx. 66.7 sq. metres (718.1 sq. feet)



Total area: approx. 178.5 sq. metres (1921.5 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		
	67	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	