



13, Birches Avenue
Codsall, Wolverhampton, WV8 2JG
Offers in the region of £300,000

AN IMPRESSIVE THREE BEDROOM SEMI DETACHED FAMILY HOME, IMMACULATEDLY PRESENTED THROUGHOUT

Conveniently located on a pleasant and quiet cul-de-sac in this established residential area, with local schools and amenities within walking distance.

With an open plan living room, dining area and kitchen, the property is perfect for contemporary living. The accommodation also comprises three good sized bedrooms, a modern family bathroom, a driveway affording off road parking, double glazing throughout and a private and enclosed rear garden.

With ample space to extend subject to planning permission.

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LOCATION

Situated in a quiet cul-de-sac in a desirable location, within walking distance of local shops, amenities and Bilbrook train station. The highly regarded local schools are also within walking distance including Codsall Middle and High, with Birches first school situated at the bottom of this cul-de-sac.

FRONT



An attractive frontage having an area of grass with a border of evergreens, gated side access to the rear of the property and a block brick driveway affording off road parking.

HALL

10'3" x 6'6" (3.13 x 2.00)



Having laminate flooring, radiator, obscure window to the front, under stairs storage and a storage cupboard. With stairs leading to the first floor and door leading into the living room.

LIVING ROOM

10'10" x 10'6" (3.32 x 3.21)



A really charming open plan space having laminate flooring, radiator, bow window to the front, inglenook style recessed fireplace with stone surround and large opening into the dining area.

KITCHEN / DINER

18'8" x 18'2" (5.7 x 5.55)



Having laminate flooring, matching wall and base units, wine rack, square edge laminate worktops, pendant lighting in the dining area, space and plumbing for washing machine and dishwasher, window to the rear and French doors opening up onto the rear patio. Benefitting from integrated appliances including electric oven and electric hob with extractor over.

LANDING

7'3" x 6'0" (2.22 x 1.84)

Having balustrade staircase, obscure window to the side, carpeted flooring, doors to the three bedrooms and family bathroom and loft hatch providing access to the space above.

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FAMILY BATHROOM

6'7" x 5'11" (2.01 x 1.81)



Having tiled walls, laminate flooring, tiled walls, vertical designer towel rail, panel bath with thermostatic shower over, rainfall showerhead and black framed shower screen, close coupled w.c. and pedestal washbasin with vanity unit over. With obscure window to the rear.

BEDROOM TWO

10'4" x 10'6" (3.17 x 3.21)



A good sized second double bedroom with carpeted flooring, radiator and window to the rear.

PRINCIPAL BEDROOM

11'1" x 10'6" (3.38 x 3.22)



Having carpeted flooring, radiator and window to the front.

BEDROOM THREE

7'0" x 5'10" (2.15 x 1.80)



Having carpeted flooring, radiator and window to the front.

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REAR



A tranquil, well maintained, private and enclosed rear garden, having a patio area, an area of decking, water tap, timber garden store, a large area of lawn and an area stocked with shrubs and evergreens. This is a fantastic space.

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 - C

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.

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.

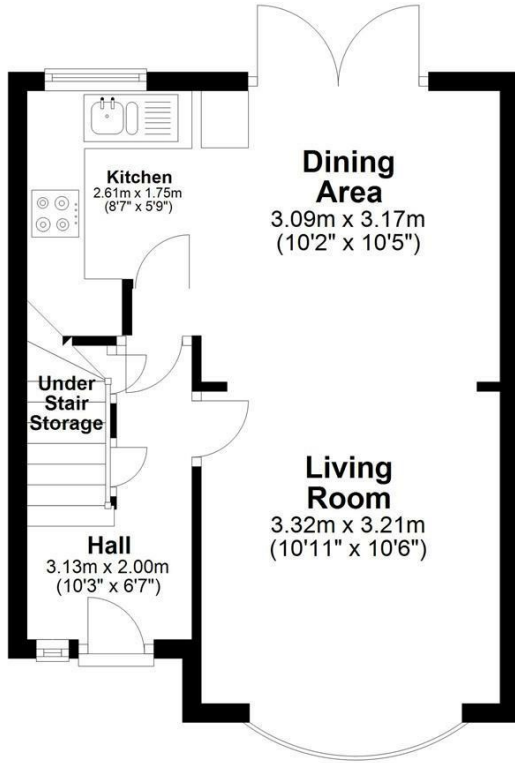
VIEWING

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



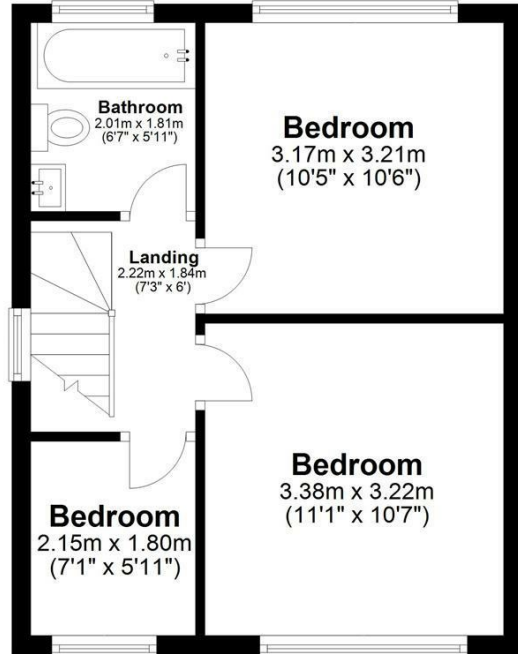
Ground Floor

Approx. 32.0 sq. metres (344.3 sq. feet)




First Floor

Approx. 34.0 sq. metres (365.5 sq. feet)



Total area: approx. 65.9 sq. metres (709.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) 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 