



13 Roseville Gardens Codsall, WV8 1AZ

Offers in the region of £220,000

A THREE BEDROOM END OF TERRACE PROPERTY - OFFERED FOR SALE WITH NO UPWARD CHAIN

Standing in an end plot, the property is located in a desirable location within the South Staffordshire village of Codsall. Offering a comprehensive range of shops and amenities within easy reach, the area is also well served by transport links, highly regarded local schools and there is open countryside close by, ideal for walks and outdoor pursuits.

The property briefly comprises entrance porch, lounge, dining room, kitchen, three bedrooms, two of which are double, bathroom, enclosed rear garden and detached garage. On road parking is also available.

Benefitting from double glazing throughout, new window on the lounge in 2023 and a new boiler in 2021.

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LOCATION

Roseville Gardens is located off Ravenhill Drive, a sought after location on the Chllington Estate within short walking distance of the highly regarded local schools, Codsall village centre, Birches Bridge and Bilbrook train station.

FRONT



Having front lawn with pathway leading to the entrance porch and gated access to the rear of the property.

PORCH



Having carpeted flooring, dual aspect windows and door into the lounge.

LOUNGE

15'9" x 14'5" (4.82 x 4.41)



Having windows to the front, radiator, carpeted flooring, electric fireplace with brick surround and opening into the dining room. There are gas fixtures behind the fireplace.

With stairs leading to the first floor.



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DINING ROOM

10'0" x 8'5" (3.07 x 2.58)



Having carpeted flooring, radiator and patio doors opening onto the rear garden.

With door into the kitchen.

KITCHEN

9'10" x 5'8" (3.02 x 1.73)



Having tile flooring, laminate worktops, stainless steel sink, matching wall and base units and window to the rear.

With space and plumbing for white goods and cooker.



LANDING

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

BATHROOM



Having lino flooring, chrome heated towel rail, wall hung washbasin, WC and panel bath. With obscure window to the rear.

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BEDROOM ONE

12'3" x 8'8" (3.75 x 2.66)



Having carpeted flooring, radiator, built in dressing table and recess area for wardrobe.

BEDROOM TWO

11'2" x 8'3" (3.42 x 2.54)



Having carpeted flooring, radiator and window to the rear.



BEDROOM THREE

9'0" x 5'9" (2.76 x 1.76)



Having carpeted flooring, radiator and window to the front.

REAR



An enclosed rear garden, having patio area, an area of lawn and borders stocked with shrubs and evergreens.



GARAGE

Located in a separate block a short walk from 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 - 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

All fixtures, fittings and furniture in this property can be optionally included in the sale at no extra cost. If these are not required they will be removed before completion of the sale.

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.

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POSSESSION

Vacant possession will be given on completion.

SERVICES

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

TENURE

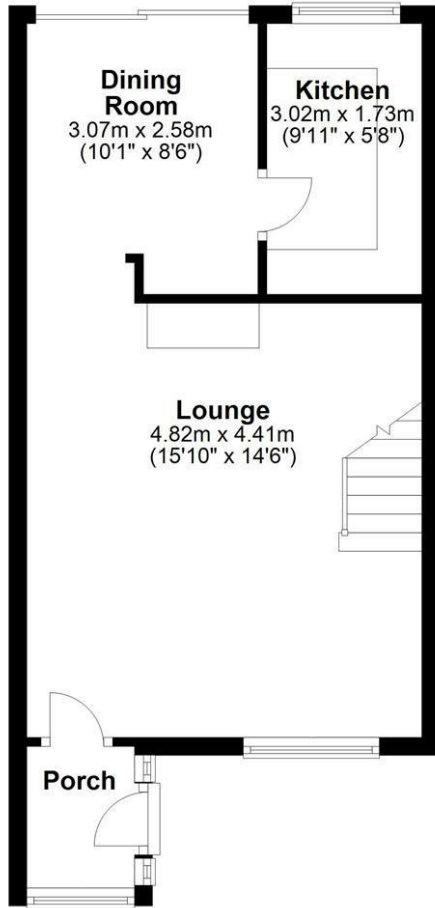
We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

VIEWING

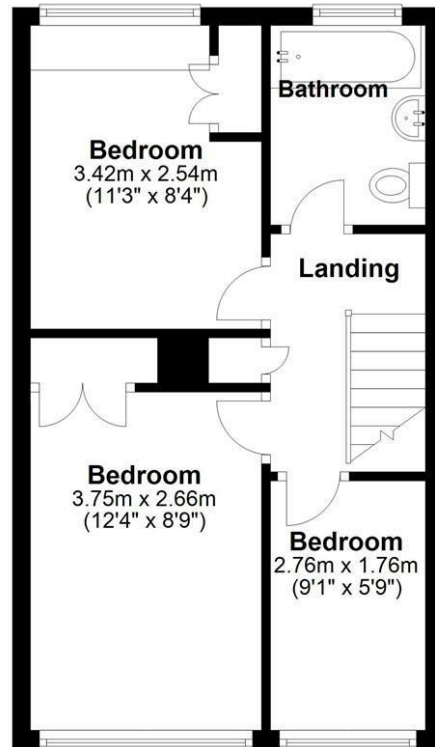
By arrangement through Worthington Estates Codsall office (01902) 847 358.



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
		84
	62	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	