



WORTHINGTON ESTATES



**30, Lime Tree Gardens  
Codsall, Wolverhampton, WV8 1NR**

**Offers in excess of £265,000**

A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME OFFERING EXCEPTIONALLY WELL MAINTAINED LIVING ACCOMMODATION

This superb property enjoys a convenient location within short walking distance of excellent local schools, shops and amenities in this highly favoured village. Offering stylish and modern family living which has been renovated throughout by its current owners, this accommodation comprises entrance hall, lounge, kitchen/diner, utility, bathroom and three bedrooms. The property benefits from an attached garage used for storage, a driveway affording off road parking, double glazing throughout and a South facing rear garden.



## 30 Lime Tree Gardens, Codsall, Wolverhampton, WV8 1NR

### LOCATION

Situated in a quiet cul-de-sac off Lime Tree Road, this property is conveniently located for all local amenities in both Codsall village centre and Birches Bridge. Within walking distance of Bilbrook train station and the highly regarded local schools, including Birches First School, Codsall Middle School and Codsall Community High School.

### FRONT



Having a large driveway affording off road parking for several vehicles.

### HALL

Having carpeted flooring, radiator, under stairs storage and doors into the lounge and kitchen/diner.

### LOUNGE



Having bow window to the front, gas fireplace, carpeted flooring and double sliding doors with glass panels leading into the kitchen/diner.



### KITCHEN/DINER



Having vinyl flooring, two radiators, matching wall and base units, square edge worktops and breakfast bar. Benefitting from integrated appliances including fridge, electric cooker and hob with extractor over and a dishwasher.

With windows to the rear, pantry, door leading into the utility and French doors opening onto the rear patio.





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### UTILITY



Having laminate flooring, radiator, matching wall and base units, porcelain sink and window to the rear. With space and plumbing for washing machine and doors leading into the garage and onto the rear patio.

### LANDING

Having carpeted flooring, window to the side and doors to the three bedrooms and family bathroom.

### BATHROOM



Having fully tiled walls, a modern fitted bathroom suite consisting of a P shaped bath with thermostatic shower over and dual shower heads, concealed cistern w.c, vanity unit with hand washbasin set within, chrome heated towel rail, laminate flooring and obscure window to the rear.

### BEDROOM ONE



Having carpeted flooring, radiator, plain coving to the ceiling and windows to the front.



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## REAR



## BEDROOM TWO



An enclosed South facing rear garden, laid to lawn, having a patio area, garden store, water tap and planters stocked with shrubs and evergreens.



Having carpeted flooring, radiator, plain coving to the ceiling and windows to the rear.

## BEDROOM THREE



## GARAGE

The garage has been extended into as part of the utility, now used for storage.

## 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.

Having carpeted flooring, radiator, plain coving to the ceiling, built in storage cupboard and windows to the front.

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## 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.

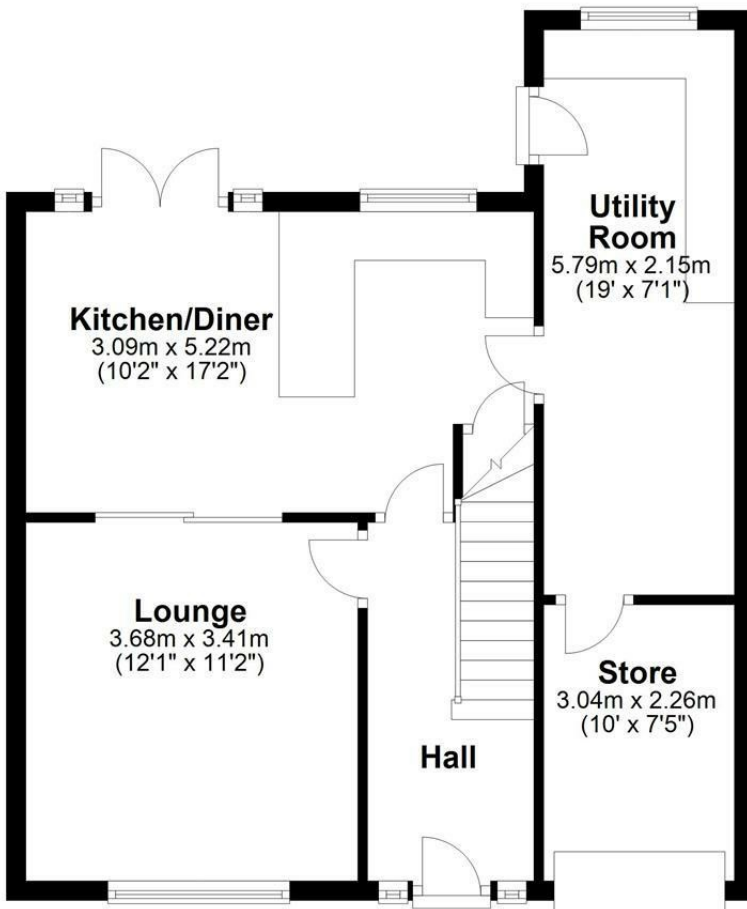
## VIEWING

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





## Ground Floor

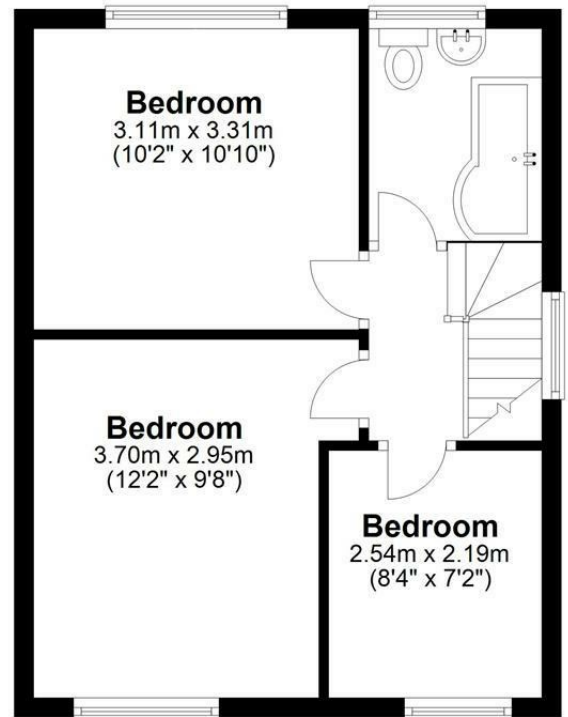


## 30 Lime Tree Gardens

### Codsall

MEASUREMENTS ARE APPROXIMATE.  
NOT TO SCALE.

## First Floor



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy A	Energy B	Env A	Env B
Energy B	Energy C	Env B	Env C
Energy C	Energy D	Env C	Env D
Energy D	Energy E	Env D	Env E
Energy E	Energy F	Env E	Env F
Energy F	Energy G	Env F	Env G
70	85		

England & Wales

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