



WORTHINGTON ESTATES



**Deneila, 2 Lime Tree Gardens  
Codsall, Wolverhampton, WV8 1NR  
Offers in the region of £245,000**

Introducing Deneila, a 3 bedroom semi-detached family home, offering well maintained living accommodation with no upward chain.

This much loved property enjoys a convenient location within short walking distance of excellent local schools, shops and amenities in this highly favoured village and briefly comprises entrance hall, living room, dining room, kitchen, three bedrooms, two of which are double, and a shower room.

The property benefits from a sizeable detached garage, driveway affording off road parking for several vehicles, double glazing and central heating throughout, solar panels and a delightful rear garden.

## 2 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 an area of lawn, a tarmac driveway affording off road parking for several vehicles which leads to the garage, the entrance doors and to the gate which provides access to the rear of the property.

### HALL

Having laminate flooring and doors leading into the lounge and kitchen. With stairs to the first floor.

### LOUNGE



Having carpeted flooring, radiator and windows to the front. With doors leading into the dining room.



### DINING ROOM



Having carpeted flooring, radiator, under stairs storage and sliding doors opening onto the rear patio.



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### KITCHEN



Having tile flooring, matching wall and base units, pantry and windows to the rear.

With a serving hatch into the dining room, plumbing and space for white goods and door opening onto the driveway.

### LANDING



Having carpeted flooring, loft hatch providing access to the space above which has power and is boarded. With doors leading into the three bedrooms and shower room.

### SHOWER ROOM



Having laminate flooring, radiator, airing cupboard, walk in shower, wall hung wash basin and wc. With obscure windows to the rear.

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### BEDROOM ONE



Having carpeted flooring, radiator, built in wardrobe and dual aspect windows to the front and side.

### BEDROOM TWO



A second double bedroom having carpeted flooring, radiator, built in wardrobe and windows to the rear.



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

### BEDROOM THREE



Having carpeted flooring, radiator and windows to the front.



### GARAGE



A sizeable detached garage having power and an up and over door.

### REAR



A beautifully maintained North facing rear garden, having a patio area, area of lawn, water tap and borders stocked with plants and evergreens.

With access to the coal house providing useful 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

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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

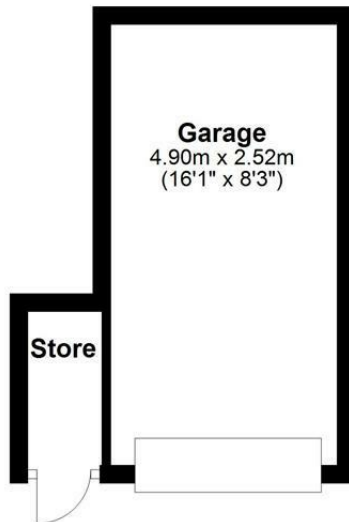
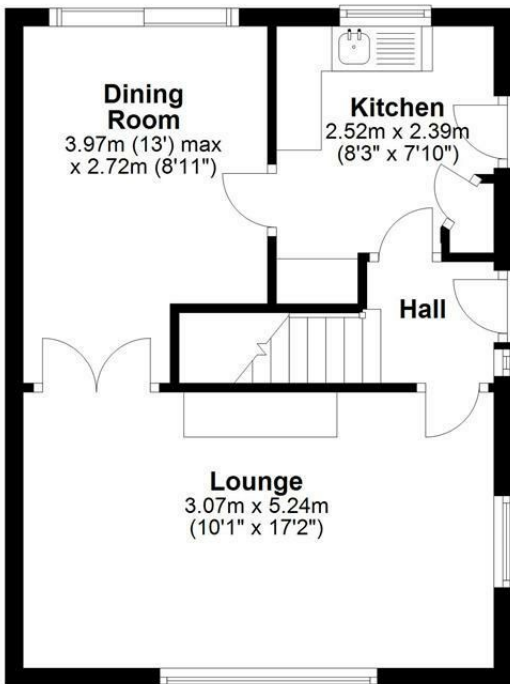
By arrangement through Worthington Estates Codsall office (01902) 847 358.



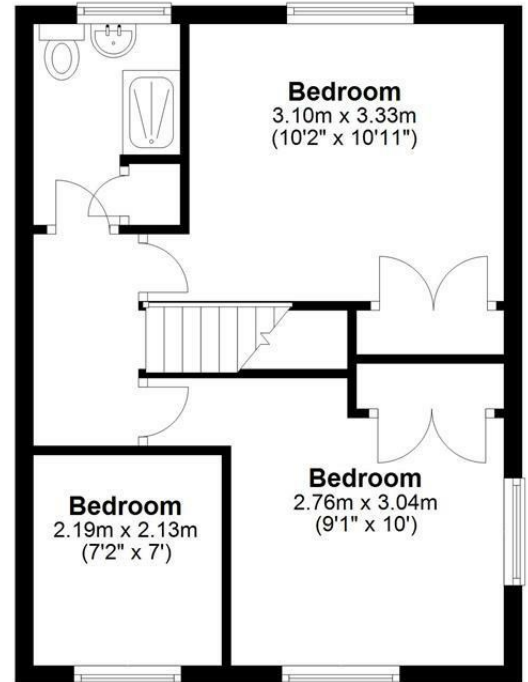
# 2 Lime Tree Gardens Codsall

MEASUREMENTS ARE APPROXIMATE.  
NOT TO SCALE.

## Ground Floor



## First Floor



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>92</b>	<b>96</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	