



**10, Lane Green Avenue**  
**Codsall, Wolverhampton, Staffordshire WV8 2JT**  
**Offers in the region of £255,000**

A DECEPTIVELY SPACIOUS TWO BEDROOM SEMI DETACHED FAMILY HOME - NO UPWARD CHAIN

This impressive and well maintained property briefly comprises porch, entrance hall, dining room, living room, galley kitchen, ground floor wc with shower, two double bedrooms and a family shower room.

Benefitting from a beautiful South facing rear garden, driveway affording off road parking for several vehicles and a sizeable conservatory.

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## LOCATION

Located in a quiet cul-de-sac in this popular residential area off Lane Green Road, this property is conveniently situated with Birches Bridge First School, St. Nicolas C of E, Codsall middle school, Codsall high school, Birches Bridge shopping precinct and Codsall Village centre all within walking distance.

The area is well served by local shops and amenities having excellent transport links with regular bus services to the surrounding areas and Bilbrook train station also within walking distance.

## FRONT



A low maintenance frontage having a block brick driveway that provides off road parking for several vehicles and leads to the porch and to the side gate, providing access to the rear of the property.

## PORCH

An enclosed porch having tile flooring and dual aspect windows to the front and side.

## ENTRANCE HALL

2'10" x 2'9" (0.88 x 0.85 )

Having carpeted flooring, door leading into the dining room and stairs to the first floor.

## DINING ROOM



Having bay window to the front, radiator, carpeted flooring, living flame feature fire and door leading into the living room.



## LIVING ROOM



A really spacious room having laminate flooring, radiator, gas fireplace, dado rail, plain coving to the ceiling, doors leading into the kitchen and wc and double glazed sliding door leading into the conservatory.

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## BEDROOM ONE



Having laminate flooring, radiator, bay window to the front and two built in wardrobes.

## KITCHEN



Having laminate flooring, matching wall and base units, laminate work top, radiator, plumbing for washing machine and three double glazed windows to the side. Benefitting from integrated appliances including gas cooker and hob, fridge and freezer.



## BEDROOM TWO



A second double bedroom having laminate flooring, radiator, wall to wall fitted wardrobes and windows to the rear.

## WC

Having laminate flooring, radiator, wc, corner shower and obscure window to the rear.

## LANDING

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

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electricity points, dual aspect double glazed windows to the front and side and double glazed door opening onto the rear patio. With plumbing for washing machine.

### REAR



### FAMILY SHOWER ROOM



An extremely well maintained South facing rear garden, having borders stocked with plants and evergreens, water tap, area of lawn and two patio areas, one with a pagoda making a perfect seating area.

Having tile flooring, chrome heated towel rail, airing cupboard, wc, wall hung wash basin, corner shower and obscure windows to the rear.

### CONSERVATORY



A fabulous additional living space having tile flooring,

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### 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.

### VIEWING

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

### 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.

### SERVICES

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

### POSSESSION

Vacant possession will be given on completion.

### FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale.

### 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.

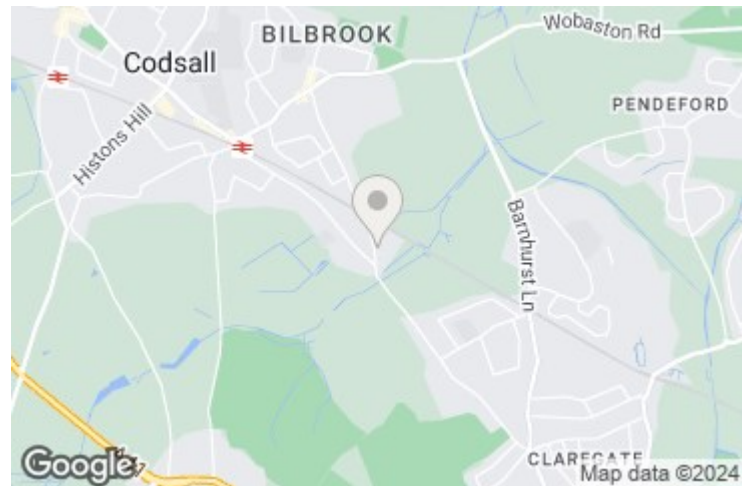
### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

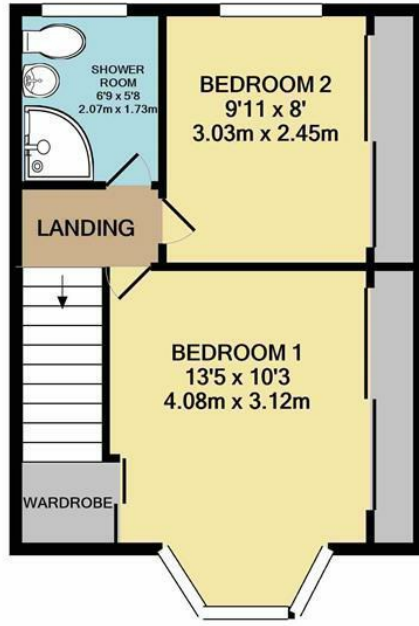
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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.

### 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.





1ST FLOOR  
APPROX. FLOOR  
AREA 338 SQ.FT.  
(31.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 917 SQ.FT. (85.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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GROUND FLOOR  
APPROX. FLOOR  
AREA 579 SQ.FT.  
(53.8 SQ.M.)

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         | 44      |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         | 85        |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         | 53      |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |