



WORTHINGTON ESTATES



**11 Fairfield Drive  
Codsall, Staffordshire WV8 2AE**

**Offers in excess of £425,000**

A CHARMING THREE BEDROOM DETACHED FAMILY HOME IN THE HEART OF CODSALL VILLAGE - NO UPWARD CHAIN

Situated on a generous corner plot, this delightful property is set within a peaceful and highly regarded cul-de-sac within short walking distance of the village and its comprehensive range of shops and amenities along with the excellent local schools. The area is well served by transport links with Codsall train station also within short walking distance.

The accommodation briefly comprises entrance hall, guest wc, living room, dining room, kitchen, utility, study, sitting room, family shower room, three bedrooms and an integral garage. The property has been extended to the ground floor and has plenty of scope to extend to the first floor, subject to planning permission, and benefits from a driveway affording off road parking, a beautiful south easterly facing rear garden, leaded double glazed windows throughout and gas central heating.

**FRONT**



A really attractive frontage having a wrap around garden stocked with plants and shrubs, a block brick driveway leading to the front door, garage and to the side gate providing access to the rear of the property.

**GUEST WC**



Having wooden flooring, radiator, obscure window to the side, close coupled wc, wall hung washbasin and under stairs storage cupboard.

**ENTRANCE HALL**



A spacious entrance hall having a composite front door with glass side panels, wooden flooring, radiator, plain coving to the ceiling and doors opening into the guest wc, living room and the large storage cupboard.

With stairs to the first floor.

**LIVING ROOM**

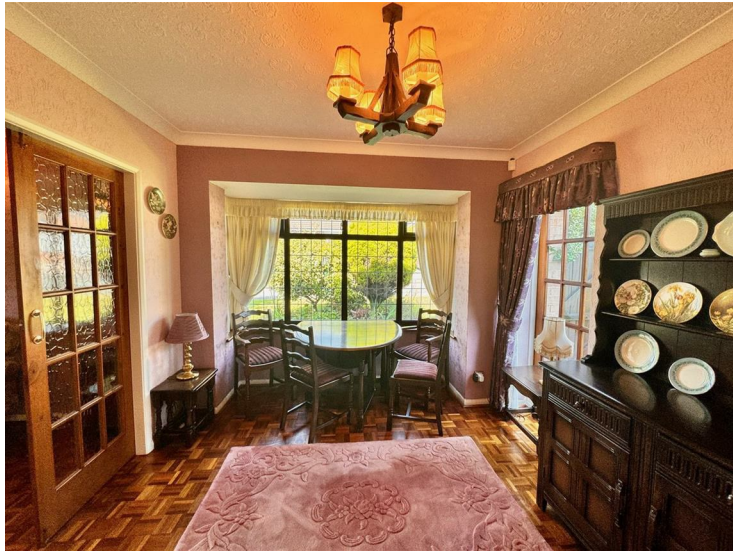


Having wooden flooring, radiator, gas fireplace with stone surround, plain coving to the ceiling and window to the front. With glazed glass panelled doors leading into the dining room.

DINING ROOM



Having wooden flooring, plain coving to the ceiling, window to the rear, matching wall to the side, single glazed glass panelled door opening onto the rear garden and door leading into the kitchen.



KITCHEN



Having laminate flooring, window to the rear, matching wall and base units, laminate work tops and stainless steel 1.5 sink. Benefitting from an integrated gas oven and hob with extractor over.

With space for fridge and door leading into the utility.



**UTILITY**



Having tile flooring, radiator, porcelain sink, space and plumbing for white goods, laminate work tops and matching wall and base units.

With doors leading into the sitting room and to the rear of the property.

**SITTING ROOM**



Having carpeted flooring, plain coving to the ceiling and window to the rear. With door leading into the study.

**STUDY**



Having laminate flooring, plain coving to the ceiling, and matching wall and base units. With door leading into the garage.

**LANDING**



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

11 Fairfield Drive, Codsall, Staffordshire WV8 2AE

BEDROOM ONE



Having carpeted flooring, radiator, plain coving to the ceiling, fitted wardrobes and window to the front.

BEDROOM TWO



Having carpeted flooring, radiator, fitted wardrobes with dressing table and window to the side.



**BEDROOM THREE**



Having carpeted flooring, radiator, plain coving to the ceiling, fitted wardrobe and window to the side.

**SHOWER ROOM**



Having carpeted flooring, radiator, obscure window to the side, pedestal wash basin, close coupled wc and corner shower.

**GARAGE**

An integral single garage, with power and side hinged doors.

**REAR**



A beautiful and private rear garden, laid to lawn, with water supply, wooden garden store and borders stocked with plants, shrubs and evergreens. With gate opening onto the side of the property.



### 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.

### POSSESSION

Vacant possession will be given on completion.

### SERVICES

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

### 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.

### 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.

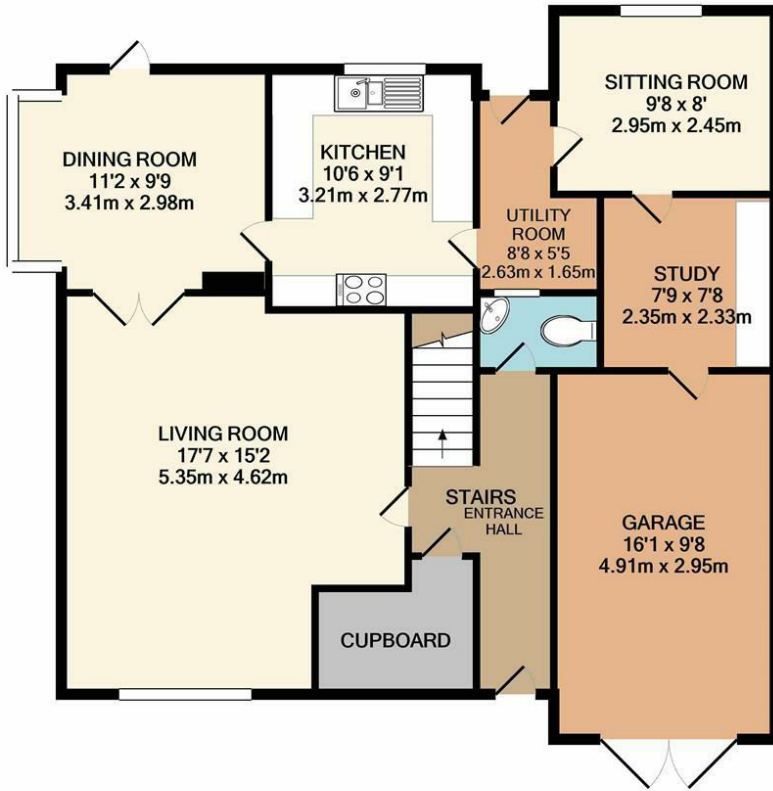
### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

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.

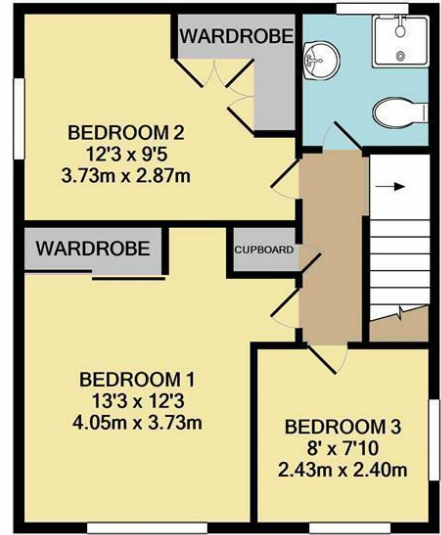
### COUNCIL TAX BAND - E

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.





GROUND FLOOR  
APPROX. FLOOR  
AREA 906 SQ.FT.  
(84.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 412 SQ.FT.  
(38.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1318 SQ.FT. (122.4 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  
Made with Metropix ©2024

### 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>	<b>60</b>	<b>78</b>
(39-54) <b>E</b>		
(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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	<b>79</b>
(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	