



**2, Birches Park Road  
Codsall, Wolverhampton, WV8 2DT**  
**Offers in the region of £330,000**

A WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME

This property has been lovingly maintained by its current owner and briefly comprises entrance hall, guest wc, living room, dining room, breakfast kitchen, three bedrooms, family bathroom and a landscaped garden to the rear.

Situated in a fantastic location, just off Keepers Lane, with Codsall and Bilbrook train stations and Codsall village centre within walking distance providing a comprehensive range of shops and amenities. The highly regarded High School, Middle School and Birches First School are also within walking distance.

The property benefits from double glazing and gas central heating throughout, a driveway affording off road parking, an attached garage and a conservatory.



## 2 Birches Park Road, Codsall, Wolverhampton, WV8 2DT

### FRONT



A well presented frontage having an area of lawn with plants and evergreens, patterned block brick driveway providing off road parking for several vehicles, leading to the front door, garage and to the side gate which provides access to the rear of the property.

### LIVING ROOM

12'11" x 10'10" (3.95 x 3.32)



A well proportioned room having carpeted flooring, bow window to the front, plain coving to the ceiling, radiator and feature gas fireplace.

### ENTRANCE HALL



Having laminate flooring, radiator, under stairs storage, stairs leading to the first floor and doors to the living room, dining room, breakfast kitchen and wc.

### WC

Having tile flooring, close coupled wc and wall hung hand washbasin.





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### DINING ROOM

10'11" x 10'10" (3.34 x 3.32)



A light filled room having carpeted flooring, radiator, plain coving to the ceiling, gas fireplace with marble surround, window to the rear and patio doors leading into the conservatory.

### BREAKFAST KITCHEN

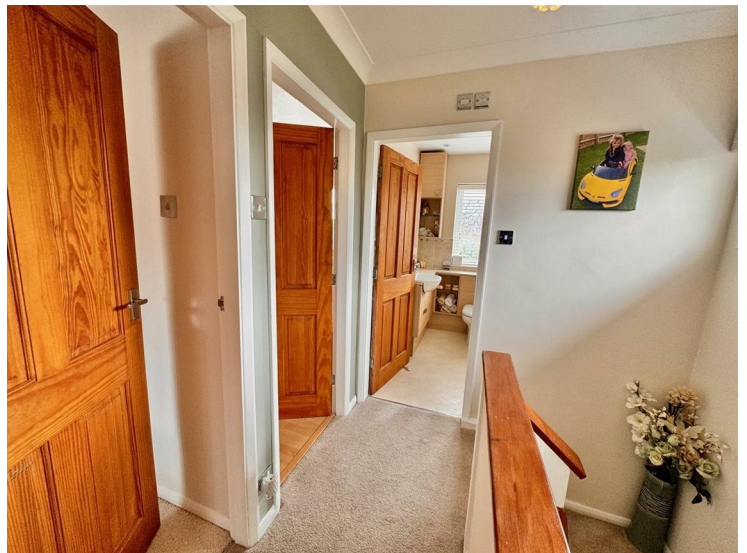
13'5" x 10'5" (4.10 x 3.20)



A spacious and modern breakfast kitchen having tile flooring, dual aspect windows to the rear and side, two radiators, laminate work tops, breakfast bar, matching wall, base and drawer units, wine rack and integrated electric oven and gas hob with extractor over. With a useful storage cupboard, space and plumbing for white goods and door opening onto the rear patio.



### LANDING



Having carpeted flooring, window to the side and loft hatch providing access to the space above which is boarded, has ladders and power. With doors into the bathroom and the three bedrooms.



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### BEDROOM ONE

12'11" x 8'8" (3.94 x 2.65)



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



### BEDROOM TWO

10'11" x 8'8" (3.35 x 2.65)



A second double bedroom having laminate flooring, radiator, plain coving to the ceiling, windows to the rear and fitted wardrobes with sliding doors.





**BEDROOM THREE**

7'2" x 6'5" (2.20 x 1.96)



Having carpeted flooring, radiator, plain coving to the ceiling, bow window to the front and built in wardrobe.

**CONSERVATORY**

9'2" x 9'1" (2.80 x 2.78)



Having tile flooring, dual aspect windows to the front and side and patio doors opening onto the rear garden.

**FAMILY BATHROOM**



Having lino flooring, chrome heated towel rail, obscure window to the rear, P shaped bath with dual showerheads over and a suite consisting of vanity unit with recessed wc and ceramic hand washbasin.

**GARAGE**

13'6" x 9'0" (4.14 x 2.75)

Having an up and over door and power.

**REAR**



A beautifully maintained rear garden, laid to lawn, having a patio area, wooden garden store, water supply and pathway leading to the raised decking area.



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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.

### 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

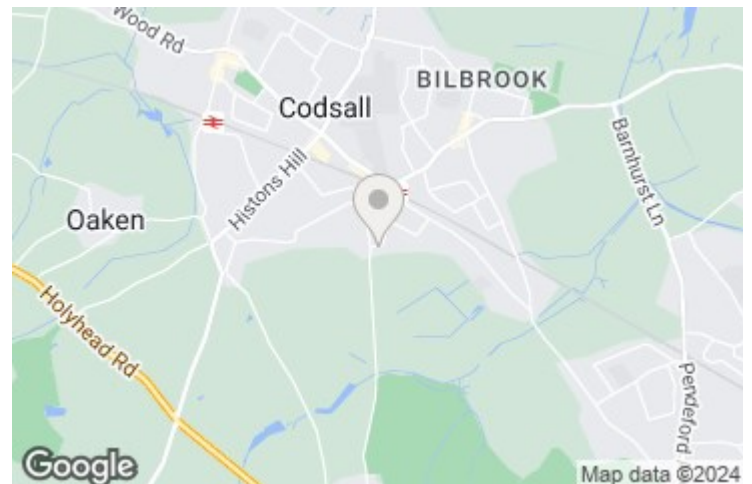
We are informed by the vendor that all mains services are connected.

### 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.



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

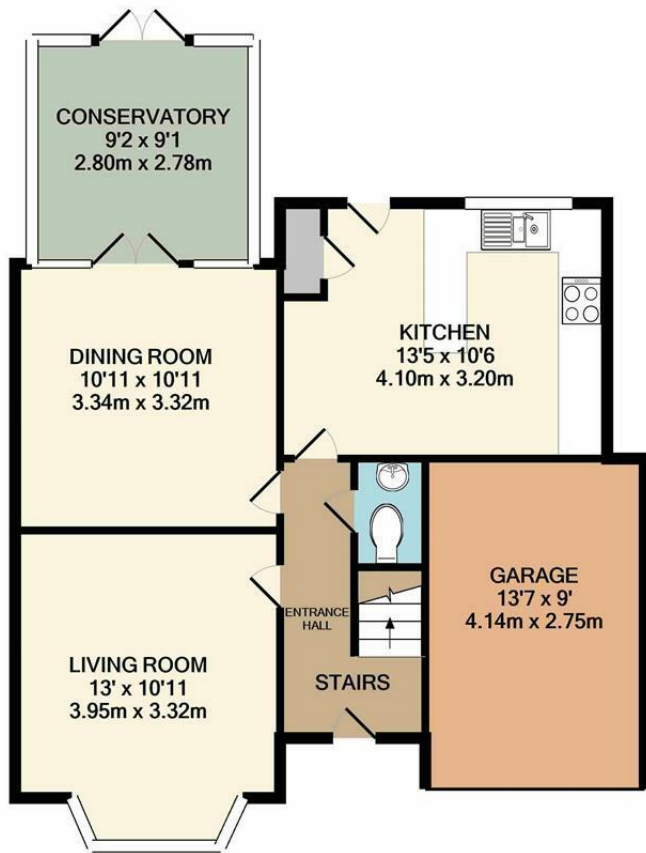
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs,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

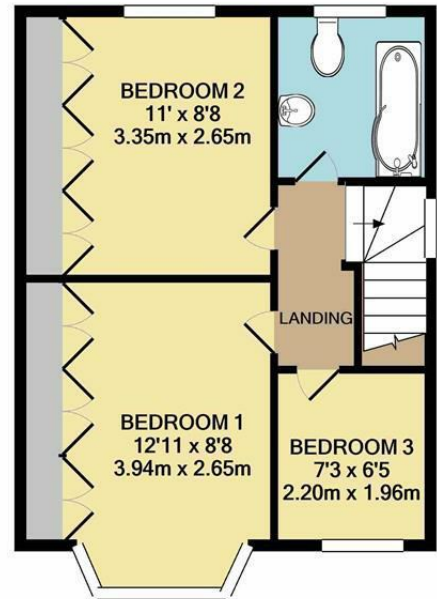
South Staffs CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

### FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales



GROUND FLOOR  
APPROX. FLOOR  
AREA 667 SQ.FT.  
(62.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 382 SQ.FT.  
(35.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1050 SQ.FT. (97.5 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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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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		70	83
<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>			
(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		