

REDUCED



4, Drury Lane
Codsall, Wolverhampton, WV8 1EE
Offers in excess of £475,000

4 Drury Lane is a most impressive 4 bedroom link detached property within a quiet location just a short walk from Codsall village and its array of shops and amenities. The highly regarded local schools and both Codsall and Bilbrook train stations are also within close proximity.

The accommodation has been modernised throughout over recent years and is immaculately presented. Briefly comprising an entrance hall, a spacious yet cosy living room, an impressive fitted kitchen/diner, utility, guest wc, four bedrooms, three of which are doubles with an en-suite off bedroom one, a family bathroom and a privately screened garden to the rear. The property benefits from a driveway affording off road parking for 3 vehicles, double glazing and central heating throughout and an integral garage.

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FRONT



Having a block paved driveway, canopy porch and garage. With gated access to the rear of the property.

ENTRANCE HALL



Having carpeted flooring, radiator, doors leading into the living room, guest wc and the kitchen/diner. With balustrade staircase leading to the first floor.

GUEST WC

Having tile flooring, wc and hand washbasin set within vanity unit.

LIVING ROOM

17'1" 12'2" (5.23 3.72)



Having carpeted flooring, vertical radiator, window to the front and electric feature fire. With door leading into the kitchen/diner.



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KITCHEN DINER

17'8" x 11'4" (5.40 x 3.47)



An impressive space having tile flooring, two vertical radiators, matching wall and base units, quartz worksurfaces, an island with integrated sink and storage with pendant lighting over, windows and patio doors to the rear and door leading into the utility.

Benefitting from integrated appliances including electric hob, oven and grill.



UTILITY

19'1" x 7'9" (5.84 x 2.37)



A generous space and useful addition to this family home having matching wall and base units, roll top worksurfaces, stainless steel sink with drainer, radiator, laminate flooring, window to the side and patio doors opening onto the rear garden.

With ample space and plumbing for freestanding appliances and door leading into the garage.

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LANDING



Having carpeted flooring, doors to the four bedrooms, airing cupboard and family bathroom and loft hatch providing access to the space above which is boarded, has ladders and power.

BEDROOM ONE

13'0" x 12'4" (3.98 x 3.77)



Having carpeted flooring, radiator, fitted wardrobes with sliding doors, window to the rear and door leading into the en-suite.



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EN-SUITE

7'1" x 5'4" (2.18 x 1.63)



Having lino flooring, wc, pedestal hand washbasin, fully tiled walls and wall to wall shower enclosure.

BEDROOM THREE

20'10" x 7'9" (6.36 x 2.37)



A third double bedroom having carpeted flooring, radiator, window to the rear and a skylight.

BEDROOM TWO

11'3" x 10'5" (3.45 x 3.18)



A double bedroom having carpeted flooring, radiator, window to the front and built in wardrobe with hanging rails.



BEDROOM FOUR

8'3" x 7'3" (2.52 x 2.22)



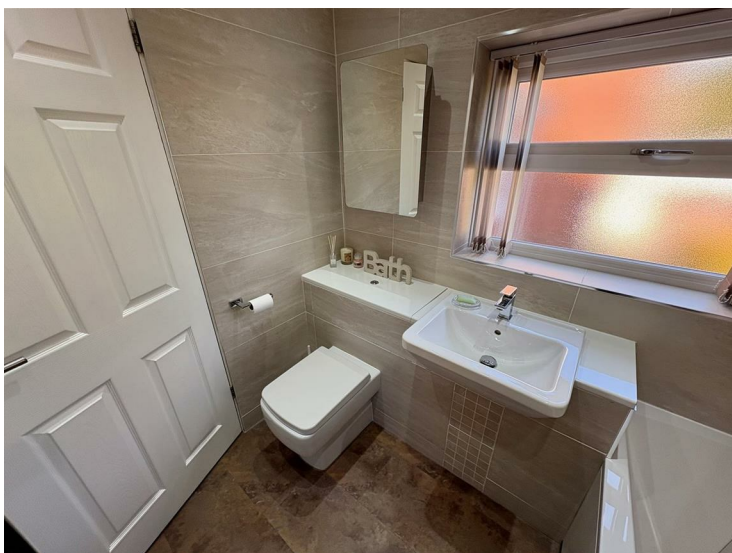
Having carpeted flooring, radiator and window to the front.

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FAMILY BATHROOM

7'1" x 5'4" (2.18 x 1.63)



Having lino flooring, obscure window to the side, chrome heated towel rail, fully tiled walls, suite with hand washbasin set within and back to wall wc and a panel bath with shower over.

REAR



A privately screened rear garden with an area of lawn, water source, a raised patio area with steps down to an additional patio area and a wooden garden stores.



GARAGE

17'10" x 7'9" (5.46 x 2.37)

Having an up and over door and power.

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.

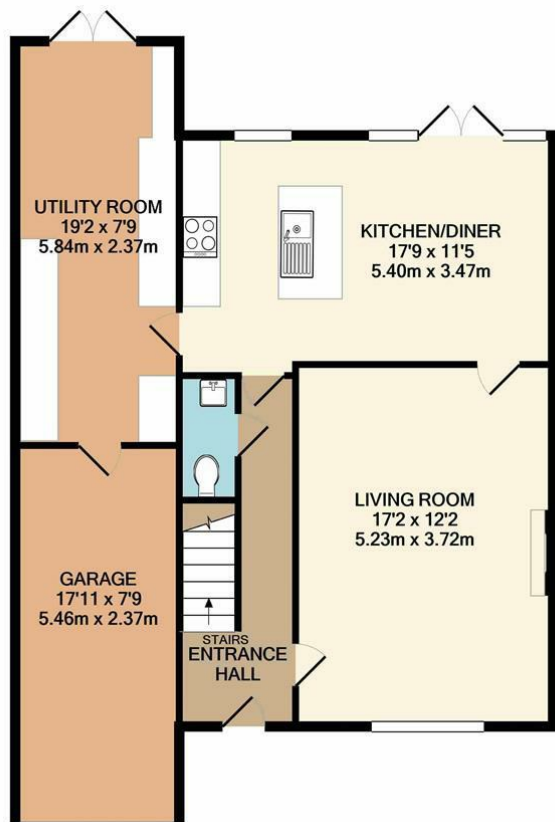
FREE MARKET APPRAISAL

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.

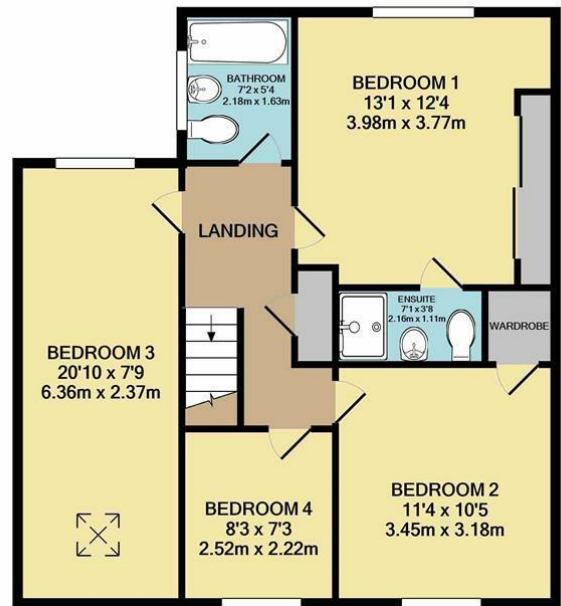
COUNCIL TAX BAND - E

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 785 SQ.FT.
(72.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 659 SQ.FT.
(61.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1443 SQ.FT. (134.1 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) A		
(81-91) B		
(69-80) C		
(55-68) D	67	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	