



**, Lyndale Strawmoor Lane
Codsall, Wolverhampton, Staffordshire WV8 2HY**
Offers in the region of £450,000

A 3 BEDROOM DETACHED FAMILY HOME OCCUPYING A LARGE PLOT * NO UPWARD CHAIN *

This endearing property has been well loved over the years but is now in need of modernisation and refurbishment throughout. Enjoying a sought after location in Codsall within easy access of excellent local schools and amenities the property briefly comprises entrance hall, living room, kitchen/diner, ground floor WC, three bedrooms, bathroom with separate WC, a large driveway with an attractive garden to the front and a beautiful landscaped garden to the rear. The property is further complemented by a tandem garage and has two approved planning applications - one for a side and rear two storey extension and a rear single storey extension and one for a single storey garage extension to side elevation.

This is a fantastic opportunity with so much potential.

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LOCATION

Situated in a highly regarded location within a short drive from Codsall village and its wealth of amenities including independent shops, pubs, restaurants, post office, florist and train station.

The property is well placed for access to Albrighton, Telford and Wolverhampton and is also within a short drive of the highly reputed local schools.

FRONT



A really attractive frontage having a large driveway affording off road parking for several vehicles, an area of lawn stocked with shrubs and evergreens, gated side access leading to the rear of the property and an integral porch.

ENTRANCE HALL

13'1" x 8'2" (3.99 x 2.51)



Having wooden front door with glass side panels, radiator and storage cupboard. With doors leading into the lounge, kitchen and garage.

LOUNGE

25'1" x 13'10" (7.67 x 4.24)



Having bay window to the front, a further window to the side, gas fireplace, two radiators and sliding doors leading onto the rear patio. This room is of considerable size and full of natural light.



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KITCHEN/DINER

13'8" x 10'0" (4.18 x 3.06)



Having dual aspect windows to the side and rear, laminate flooring, radiator, matching wall and base units, roll top work surfaces, gas oven and hob with extractor over and two circular stainless steel sinks. With ample space for a dining table.

BEDROOM ONE

11'11" x 13'10" (3.64 x 4.23)



A sizable room having bay window to the front, radiator and fitted wardrobes.

BEDROOM TWO

12'9" x 11'11" (3.91 x 3.65)



LANDING

9'10" x 10'0" (3.01 x 3.06)

Having obscure window to the side, loft hatch providing access to the space above and doors into the three bedrooms and bathroom.



A second double bedroom having radiator and windows to the rear.

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BEDROOM THREE

7'6" x 7'11" (2.30 x 2.42)



Having radiator and window to the front.

BATHROOM

6'7" x 10'0" (2.02 x 3.05)



Having obscure window to the rear, radiator, panel bath with electric shower over, pedestal wash basin, fully tiled walls and storage cupboards, one of which houses the boiler.

SEPARATE WC

2'8" x 5'10" (0.82 x 1.78)

Having obscure window to the side and close coupled WC.

REAR



An absolutely stunning rear garden with a patio area and borders stocked with shrubs, plants and evergreens. This is a really beautiful space.

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a washing machine.

With door into the WC and open doorway leading into the Stores.

WC

3'2" x 2'5" (0.97 x 0.76)
Having a low level WC.

STORES

9'11" x 5'11" (3.04 x 1.82)
Having window and door to the side opening onto the rear patio.

OUTHOUSE

7'10" x 5'8" (2.39 x 1.75)

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 - F

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 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.

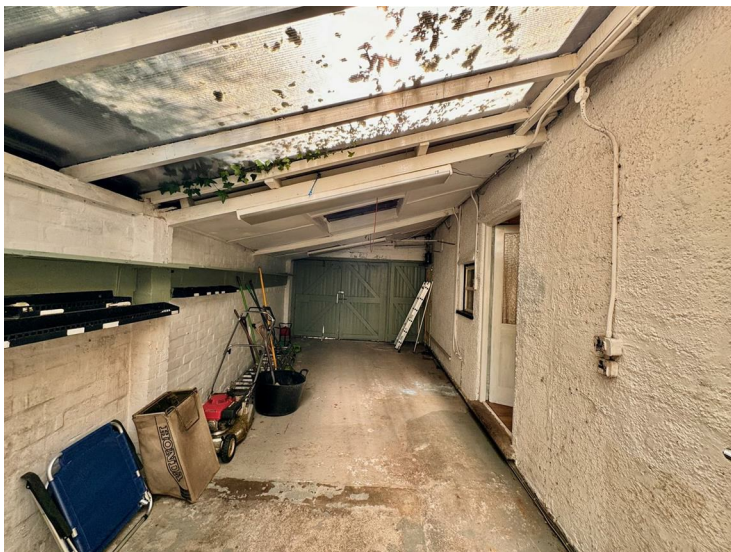
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GARAGE

29'7" x 8'3" (9.03 x 2.54)



A tandem garage with double doors, power and plumbing for

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POSSESSION

Vacant possession will be given on completion.

SERVICES

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

TENURE

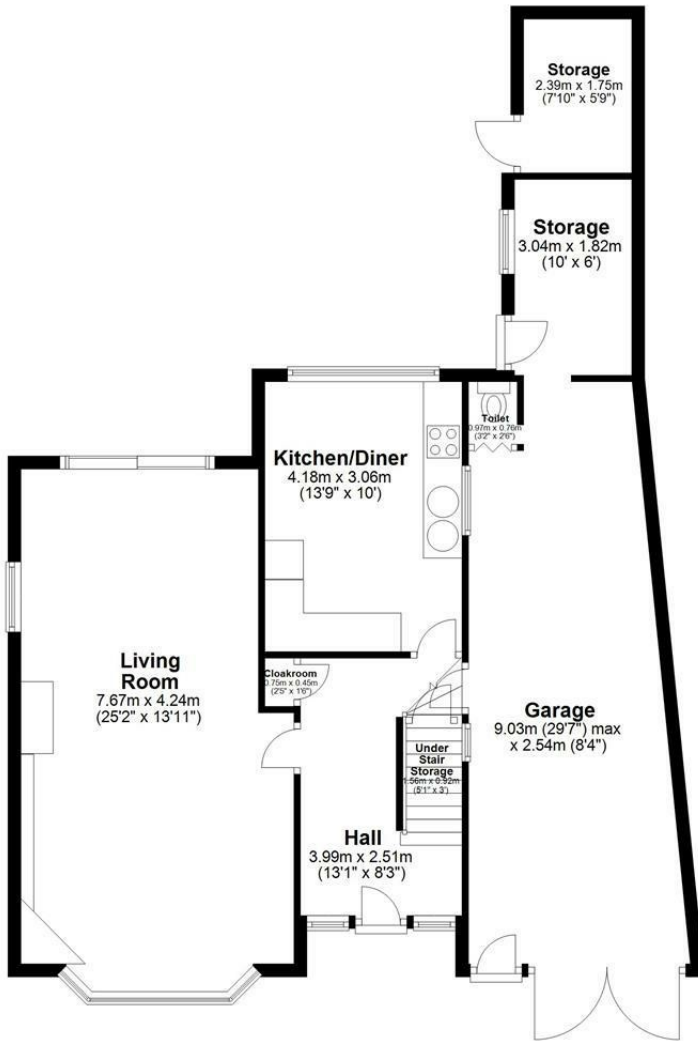
We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

VIEWING

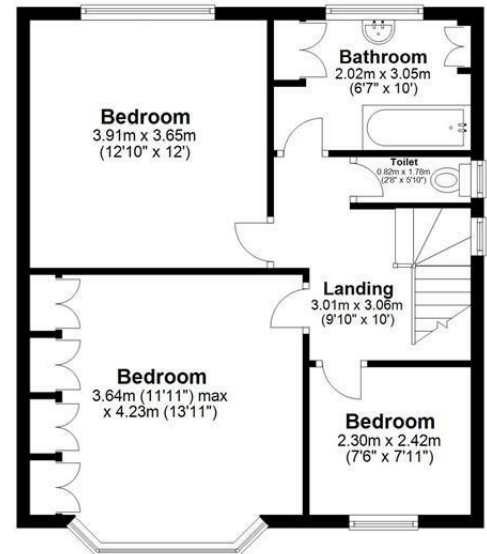
By arrangement through Worthington Estates Codsall office (01902) 847 358.



Ground Floor
Approx. 92.0 sq. metres (989.9 sq. feet)



First Floor
Approx. 52.3 sq. metres (562.5 sq. feet)



Total area: approx. 144.2 sq. metres (1552.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	