



12, Lansdowne Avenue
Codsall, Wolverhampton, WV8 2EN
Offers in the region of £535,000

Introducing 12 Lansdowne Avenue, an endearing four bedroom semi-detached period property situated on a most impressive plot in this sought after location on the outskirts of the village of Codsall.

This well loved family home is filled with character and charm and offers extremely spacious family living with a rear garden of 1/4 acre.

Conveniently located with Codsall train station within short walking distance, along with convenient access to Junction 2 of the M54 and the M6 motorway, Codsall village offers a wide range of amenities and facilities including doctors, dentists, public houses, restaurants and butchers with the excellent local schools also within walking distance.

The property would benefit from modernisation throughout in order to achieve its full potential and has ample room to extend STPP.

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FRONT



Having a block brick driveway affording off road parking for several vehicles leading to the canopy porch and to the gated side entrance.

ENTRANCE HALL



A spacious and welcoming entrance having carpeted flooring, large window to the front, radiator and under stairs storage. With doors into the dining room, lounge and the breakfast kitchen and staircase to the first floor.



DINING ROOM



Having wooden flooring, radiator and bow window to the front.

LOUNGE



An extended room of generous proportion, having carpeted flooring, three radiators, open fireplace with stone surround, windows to the rear and patio doors opening onto the rear garden.

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UTILITY



BREAKFAST KITCHEN



Previously the coal bunker, having lino flooring, radiator and window to the rear. With plumbing for washing machine and doors to the wc and the side of the property.

WC

Having tile flooring, close coupled wc and obscure window to the side.

LANDING

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

Having lino flooring, two windows to the side, wall, base and drawer units, laminate worksurfaces, integrated electric oven and hob with extractor over and space and plumbing for a dishwasher. With door into the utility area.

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BEDROOM ONE



Having carpeted flooring, radiator, fitted wardrobes and windows to the rear overlooking the fabulous garden.



BEDROOM THREE



Having carpeted flooring, radiator and windows to the front.

BEDROOM TWO



Having carpeted flooring, radiator, windows to the front and a corner shower enclosure.



Having carpeted flooring, radiator and windows to the rear.

BATHROOM



Having lino flooring, radiator, panel bath with shower over, pedestal hand washbasin, close coupled wc and obscure window to the side.

REAR



1/4 acre in size, this rear garden really is impressive, having a patio area and a water source.



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.

FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales



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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

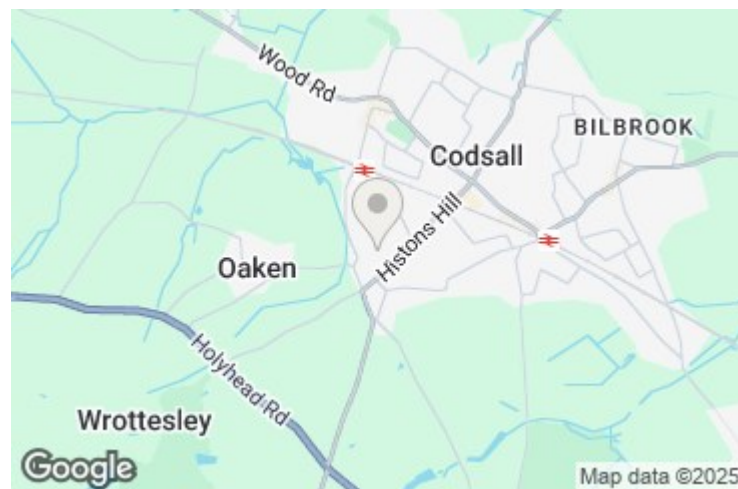
We are informed by the vendor that all mains services are connected.

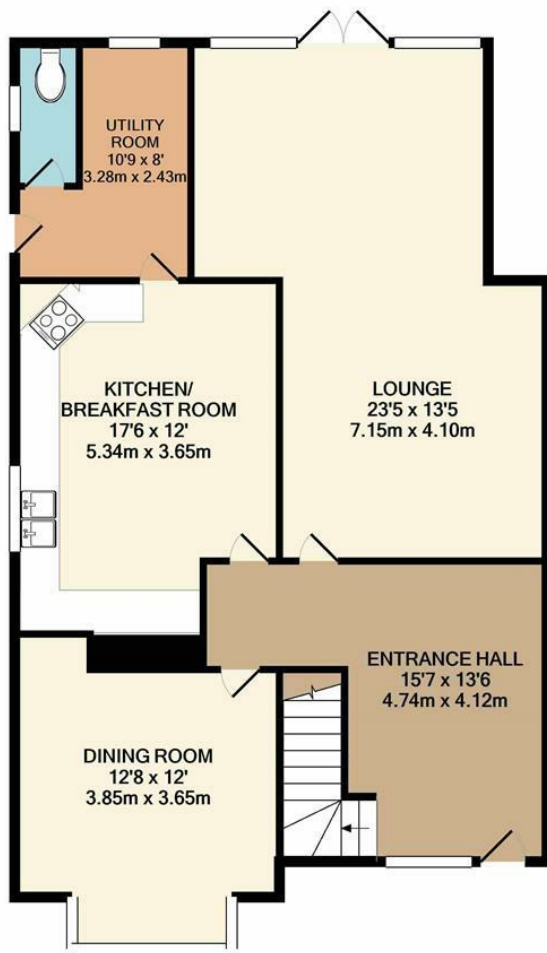
TENURE

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.

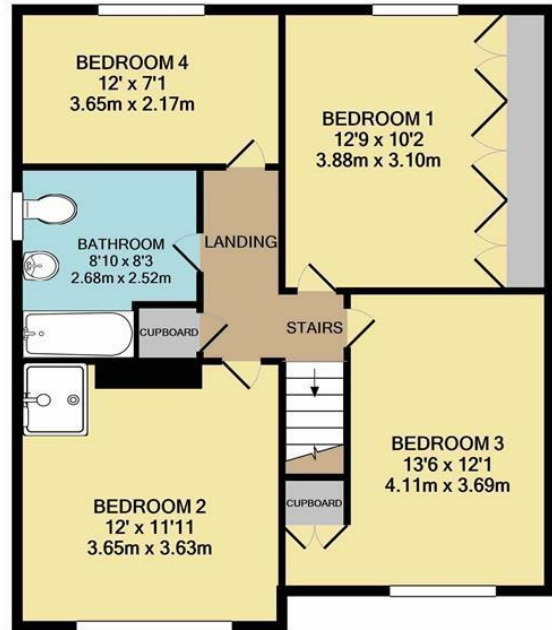
VIEWING

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





GROUND FLOOR
APPROX. FLOOR
AREA 890 SQ.FT.
(82.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 644 SQ.FT.
(59.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1534 SQ.FT. (142.5 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	