



16, Canford Crescent
Codsall, Wolverhampton, WV8 2AF
Offers in the region of £445,000

AN ATTRACTIVE AND DECEPTIVELY SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME
SITUATED IN THE HEART OF CODSALL VILLAGE - NO UPWARD CHAIN

The accommodation briefly comprises entrance hall, living room, dining room, sitting room/office, guest w.c., kitchen, utility, five bedrooms, four of which are doubles and one having an en-suite, family bathroom, conservatory, charming rear garden and integral garage. This well presented property provides sociable and versatile family living.

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LOCATION

Ideally situated with Codsall village and train station within a short walk. Codsall village offers a full complement of excellent local shops and amenities and the first school, middle and high school are all within walking distance from the property.

FRONT



Having an area of lawn, water tap, electricity points, driveway affording off road parking, integral garage and gate providing access to the rear of the property.

HALL

9'7" x 13'0" (2.93 x 3.98)



Having tiled flooring, central heating radiator, double glazed windows to the front and side and two cloakrooms with hanging rails providing useful storage space. With doors leading into the w.c, living room and kitchen.

GUEST W.C.

6'6" x 4'5" (1.99 x 1.37)



Having tiled flooring, double glazed window to the front, central heating radiator, close coupled w.c. and pedestal washbasin.

LIVING ROOM

17'11" x 11'8" (5.48 x 3.57)



A light filled room having double glazed bow window to the front, laminate flooring, windows to the rear and gas fire with marble effect surround. With door leading into the conservatory.

16 Canford Crescent, Codsall, Wolverhampton, WV8 2AF



DINING ROOM

11'8" x 8'5" (3.58 x 2.58)



KITCHEN

13'10" x 7'11" (4.24 x 2.42)



Having laminate flooring, central heating radiator, double glazed window to the rear, plain ceiling coving, laminate worktops, matching wall and base units, plumbing for dishwasher and a Country Chef range cooker with 8 hobs and extractor over. With doors leading into the dining room and the sitting room.

SITTING ROOM/OFFICE

10'10" x 9'7" (3.31 x 2.94)



A versatile space that can be used as an additional reception room or an office. Having laminate flooring, central heating radiator, plain ceiling coving and window to the rear.



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UTILITY

5'1" x 8'7" (1.57 x 2.64)



Having tiled flooring, double glazed window to the rear, laminate worktops, matching wall and base units and stainless steel sink. With plumbing for washing machine and door leading to the rear garden.

LANDING

9'1" x 20'0" (2.79 x 6.11)



A gallery landing having carpeted flooring, two airing cupboards and two loft hatches providing access to the space above.

PRINCIPAL BEDROOM

10'7" x 13'8" (3.24 x 4.19)



Having carpeted flooring, two double glazed windows to the rear and door leading into the ensuite.

ENSUITE

9'6" x 4'1" (2.90 x 1.26)



Having lino flooring, pedestal washbasin, close coupled w.c. and shower cubicle with rainfall showerhead.

16 Canford Crescent, Codsall, Wolverhampton, WV8 2AF

BEDROOM TWO

12'8" x 9'6" (3.87 x 2.90)



A bright and airy double bedroom having carpeted flooring, central heating radiator, double glazed window to the rear with a recessed area beneath.

BEDROOM THREE

14'11" x 7'11" (4.55 x 2.43)



A double bedroom having carpeted flooring, central heating radiator and double glazed window to the front.



BEDROOM FOUR

8'3" x 14'0" (2.54 x 4.29)



A double bedroom having carpeted flooring and double glazed window to the rear.

16 Canford Crescent, Codsall, Wolverhampton, WV8 2AF

BEDROOM FIVE

8'3" x 8'10" (2.54 x 2.70)



Having carpeted flooring, central heating radiator and double glazed window to the front.

FAMILY BATHROOM

6'8" x 7'5" (2.04 x 2.27)



Having laminate flooring, central heating radiator, obscure double glazed window to the front, panel bath with shower over, pedestal washbasin and close coupled w.c.

CONSERVATORY

5'10" x 20'6" (1.79 x 6.25)



A good sized conservatory, having laminate flooring, two central heating radiators, windows to the rear and door leading into the rear garden.

GARAGE

15'10" x 8'7" (4.84 x 2.64)

Having electricity points and lighting.

REAR



An extremely charming enclosed rear garden, with two separate patio areas and an area of lawn, a pond, a timber garden store and water tap.

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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

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. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

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.

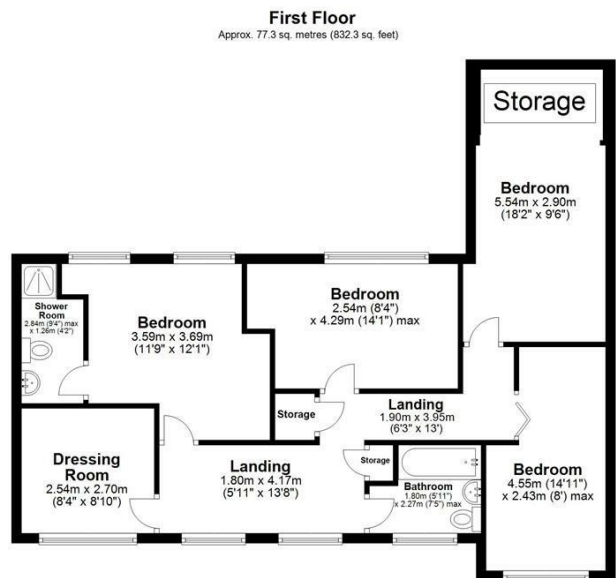
TENURE

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.





Total area: approx. 171.1 sq. metres (1841.6 sq. feet)

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		
	70	80
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		
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