



11, Birches Road
Codsall, Wolverhampton, WV8 2JF
Offers in the region of £270,000

A three bedroom semi detached family home situated in a popular residential area within easy reach of excellent local facilities in Codsall, Bilbrook and Tettenhall.

The property briefly comprises living room, kitchen/diner, three bedrooms, shower room and a large garden to the rear.

Benefitting from double glazing throughout, a driveway affording off road parking, a new kitchen fitted in 2022 and a new shower room fitted in 2024. Offered to market with no upward chain.

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LOCATION

This property is conveniently located for all local amenities in both Codsall village centre and Birches Bridge. The highly regarded local schools, including Birches First School, Codsall Middle School and Codsall Community High School are all within walking distance, along with Bilbrook train station.

FRONT



Having an area of lawn, water source, driveway and gated access leading to the rear of the property.

ENTRANCE

Having carpeted flooring, door into the living room and staircase to the first floor.

LIVING ROOM

14'11" x 11'10" (4.56 x 3.63)



A well proportioned living room having carpeted flooring, radiator, feature gas fireplace with stone surround, window to the front and French doors to the rear opening onto the garden.



KITCHEN/DINER

16'11" x 14'2" (5.18 x 4.32)



A well appointed kitchen/diner having laminate flooring, radiator, matching wall and base units, quartz worktop, seated island with breakfast bar and pendant lighting over, Blanco porcelain sink, storage cupboard and under stairs storage. Benefitting from built in appliances including electric oven

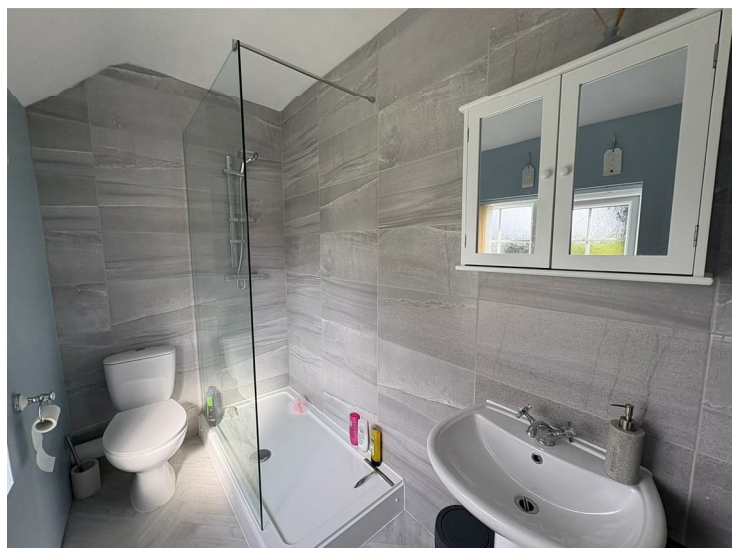
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and hob with extractor over, washing machine, dishwasher and microwave. With window to the rear and doors into the living room and to the side of the property.

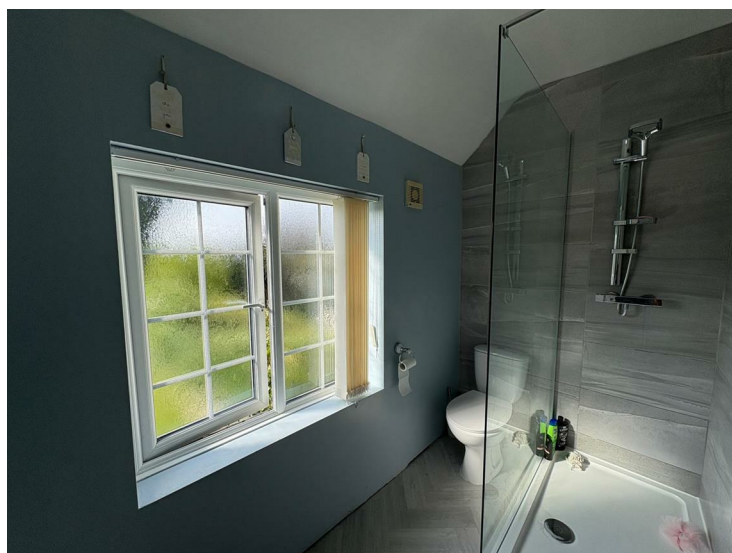


FAMILY SHOWER ROOM

8'9" x 5'0" (2.68 x 1.54)



A modern shower room having lino flooring, chrome heated towel rail, obscure window to the rear, pedestal hand washbasin, WC and a walk in shower.



LANDING

Having carpeted flooring, radiator, loft hatch providing access to the space above, airing cupboard, window to the rear and doors to the shower room and the three bedrooms.

BEDROOM ONE

14'2" x 8'10" (4.32 x 2.71)



Having carpeted flooring, radiator and window to the front.

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BEDROOM TWO

11'10" x 9'10" (3.63 x 3.02)



Having carpeted flooring, radiator and window to the side.



BEDROOM THREE

8'2" x 8'1" (2.51 x 2.47)



Having carpeted flooring, radiator and window to the side.

REAR



To the rear is a good sized enclosed rear garden, laid to lawn.



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 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.

POSSESSION

Vacant possession will be given on completion.

SERVICES

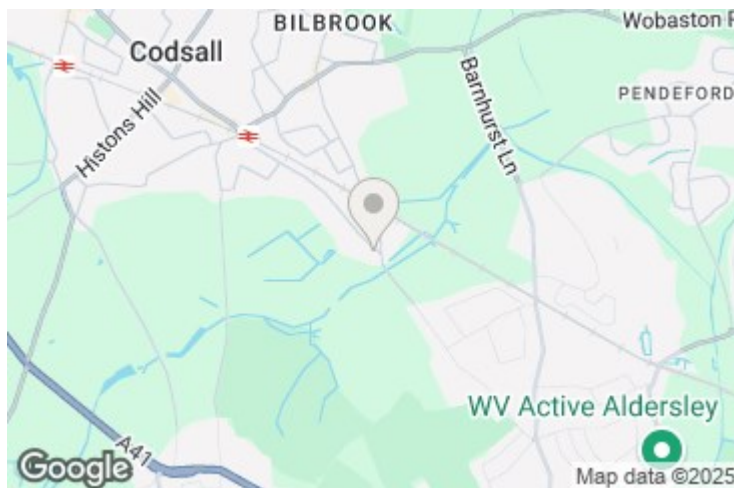
We are informed by the vendor that all mains services are connected.

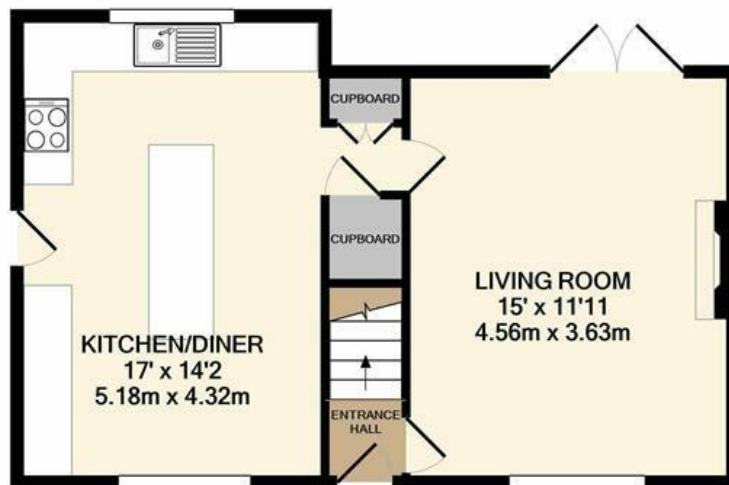
TENURE

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.

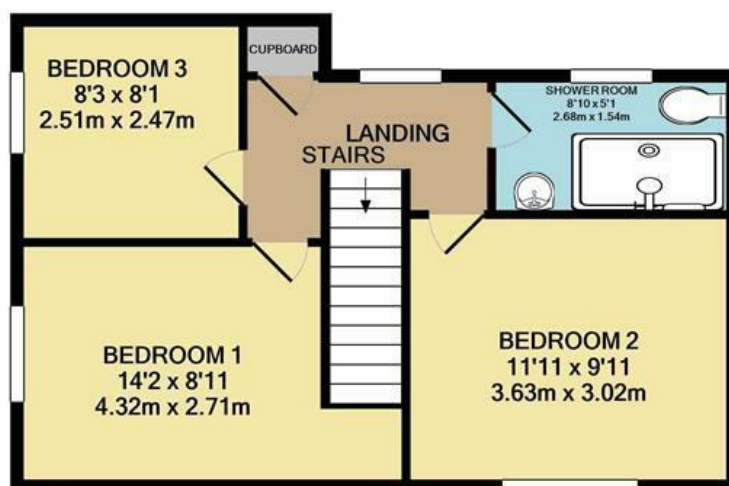
VIEWING

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






GROUND FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.4 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) 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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 