



**Lingmoor, 2 School Close
Codsall, Wolverhampton, WV8 1SW**
Offers in the region of £499,999

Introducing Lingmoor, a beautifully presented four bedroom detached family home.

This impressive property is set within a peaceful private road in a highly regarded location, perfectly positioned for access to the facilities that Codsall has to offer.

The accommodation has been lovingly maintained by its current owner since being built in 1994, tastefully decorated throughout in light and contemporary colours this property briefly comprises a wide and welcoming entrance hall, spacious living room, dining room, fitted breakfast kitchen, utility, guest wc, galleried landing, four double bedrooms with an en-suite off bedroom one, family bathroom and an integral garage. Benefitting from a privately screened South facing rear garden, photovoltaic system (PV panels), double glazing and gas central heating throughout and a B energy rating. Offered to market with no upward chain.

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LOCATION

Situated in a highly sought after location on a private road opposite Codsall High School and Codsall Leisure Centre and within short walking distance of the additional local schools, both Codsall and Bilbrook train stations, Birches Bridge shopping precinct and Codsall village centre.

The property is also conveniently situated for access to the M54 motorway, being only minutes away.

FRONT



A well maintained and attractive frontage having an area of lawn, a block brick driveway providing off road parking for four vehicles and leading to the integral porch and garage. With gated side access to the rear of the property.

ENTRANCE HALL



A spacious entrance hall having Amtico flooring, radiator, under stairs storage and stairs to the first floor. With doors into the wc, living room and the breakfast kitchen.



WC



Having Amtico flooring, pedestal hand washbasin, wc, radiator and obscure window to the front.

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LIVING ROOM



Having carpeted flooring, two radiators, feature gas fireplace, bow window to the front and French doors leading into the dining room.

DINING ROOM



Having Amtico flooring, door into the kitchen and French doors opening onto the rear patio.

BREAKFAST KITCHEN



A well appointed fitted kitchen having wall, base and drawer units providing plenty of useful storage space, granite worktops, Franke sink, seated island with integrated wine rack, tile flooring, radiator and window to the rear. Benefitting from integrated appliances including 5 gas burner hob with extractor over, 2 ovens with grills, microwave, fridge and freezer.

With door leading into the utility.

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GALLERIED LANDING



A spacious and light filled area having carpeted flooring, radiator, airing cupboard and loft hatch providing access to the space above. Having window to the front and doors leading into the family bathroom and the four bedrooms.

BEDROOM ONE



Having carpeted flooring, radiator, built in wardrobes, window to the front and door leading into the en-suite.

UTILITY



Having tile flooring, sink, base units, window to the rear, and doors leading into the garage and to the side of the property. With space and plumbing for washing machine.

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BEDROOM TWO



EN-SUITE



Having Amtico flooring, radiator, pedestal hand washbasin, wc, corner shower and obscure window to the side.

Having carpeted flooring, radiator, built in wardrobe and window to the rear.

BEDROOM THREE



Having carpeted flooring, radiator, built in wardrobe and window to the rear.

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BEDROOM FOUR



Having carpeted flooring, radiator and window to the front.

FAMILY BATHROOM



Having Amtico flooring, radiator, panel bath with handheld shower, pedestal hand washbasin, wc, bidet and obscure window to the rear.



REAR



A privately screened and well maintained South facing garden, having a lawn with stocked borders, patio area, wooden garden stores, water supply and 2.7kWp photovoltaic panel system to the roof.

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GARAGE

Having power and an up and over door.

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.

POSSESSION

Vacant possession will be given on completion.

SERVICES

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

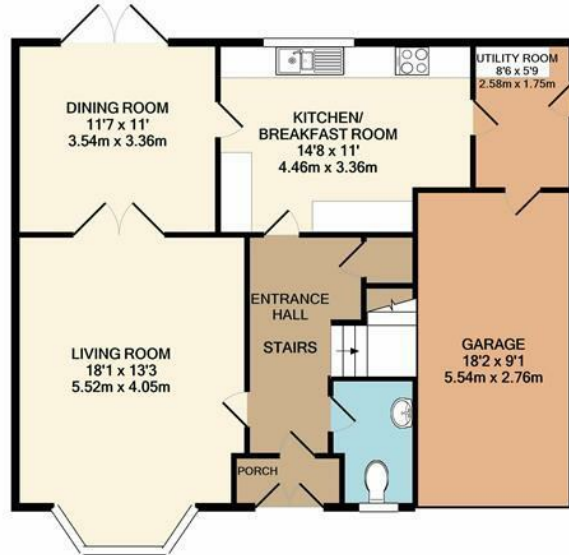
TENURE

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.

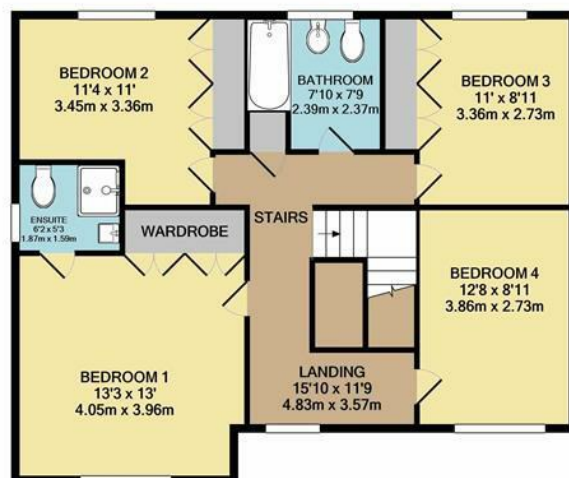
VIEWING

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





GROUND FLOOR
APPROX. FLOOR
AREA 868 SQ. FT.
(80.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 795 SQ. FT.
(73.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1663 SQ. FT. (154.5 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	81	81
(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	