



**29 Fairfield Drive
Codsall, WV8 2AE**

Offers in the region of £410,000

29 Fairfield Drive is a charming detached family home set within a desirable and peaceful cul-de-sac. The area is well served by excellent local schools, transport links and a comprehensive range of shops within short walking distance making it an excellent choice for families.

Built in 1964 this home retains a classic charm while offering the potential for modern updates to suit your personal taste with plenty of scope to extend, subject to planning permission. Comprising of an entrance hall, sizeable living room with dining area, guest wc, kitchen, three bedrooms, shower room, large driveway, attached garage, outhouse and a private garden to the rear. The property benefits from double glazing and gas central heating throughout and is offered to market with no upward chain.

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LOCATION

Fairfield Drive is one of Codsall's most highly regarded locations, perfectly situated for access to Codsall village and the amenities it has to offer which include a bank, post office, cafe, butchers, restaurants, pubs, library, GP surgery and independent shops.

Codsall Community Hub and the Leisure Centre are also conveniently within walking distance along with the local schools across both sectors. The area is well served with transport links with the M54 and M6 motorways being easily accessible and Codsall train station within short walking distance offering direct links to Birmingham, Shrewsbury and beyond.

FRONT



An attractive frontage with a good sized lawn and a block brick driveway providing ample off road parking for up to four vehicles. With an attached garage offering additional parking/storage space and gated side access to the rear of the property.

ENTRANCE HALL



A bright and welcoming entrance hall having carpeted

flooring, radiator, stairs to the first floor and doors to the living room, guest wc and cloakroom.

GUEST WC



Having laminate flooring, wall hung hand washbasin, wc, obscure window to the side, radiator and under stairs storage cupboard.

LIVING ROOM

15'1" x 13'0" (4.61 x 3.97)



A bright and light filled L shaped living/dining room having bow window to the front, radiator, carpeted flooring and gas fireplace with brick surround.

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DINING AREA

10'7" x 9'1" (3.23 x 2.78)



Having carpeted flooring, radiator, door opening onto the rear garden, with floor to ceiling windows either side, and door leading into the kitchen.

KITCHEN

10'7" x 8'8" (3.23 x 2.66)



Having window to the rear, laminate flooring, pantry, laminate worktop, radiator, wall and base units plus additional storage cupboards. With door leading onto the side of the property.



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LANDING

8'5" x 6'0" (2.59 x 1.83)

Having carpeted flooring, airing cupboard, window to the side and loft hatch providing access to the roof space above which is boarded, has electricity sockets and ladders.

BEDROOM ONE

12'10" x 11'10" (3.93 x 3.62)



Having carpeted flooring, large window to the front, radiator and fitted wardrobes and drawers. With door to additional wardrobe space.

BEDROOM TWO

10'0" x 9'5" (3.07 x 2.89)



Another generously sized double bedroom with large window to the rear, carpeted flooring, radiator, wall to wall fitted wardrobes and door to additional wardrobe space.



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BEDROOM THREE

8'3" x 8'0" (2.52 x 2.44)



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

SHOWER ROOM

6'1" x 5'11" (1.87 x 1.82)



Having wc and vanity unit with integrated hand wash basin, laminate flooring, heated towel rail, obscure window to the side and corner shower enclosure.



GARAGE

18'3" x 8'6" (5.58 x 2.61)

With window to the rear and power sockets.

REAR



A serene and privately screened rear garden with borders stocked with evergreens offering a beautiful place to relax or entertain. With the addition of a brick built outhouse providing useful storage space.

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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.

POSSESSION

Vacant possession will be given on completion.

SERVICES

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

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.

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.

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.

COUNCIL TAX BAND - D

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.

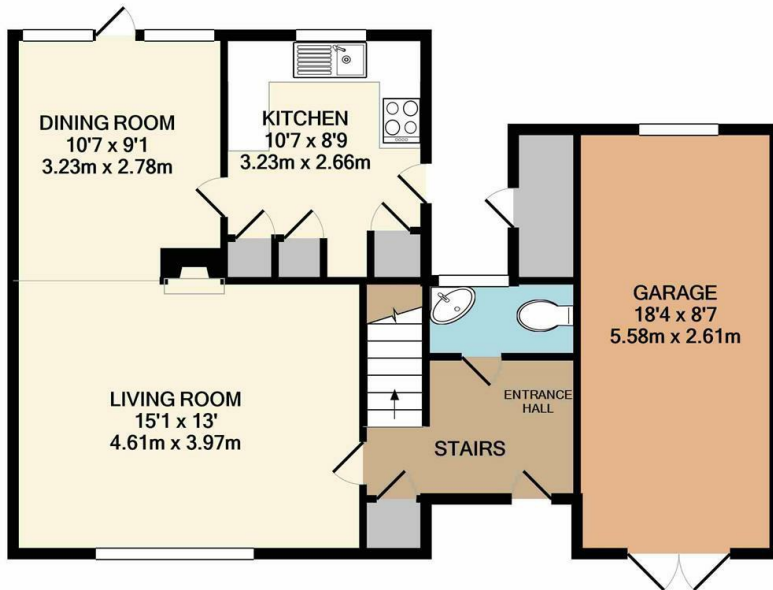


VIEWING

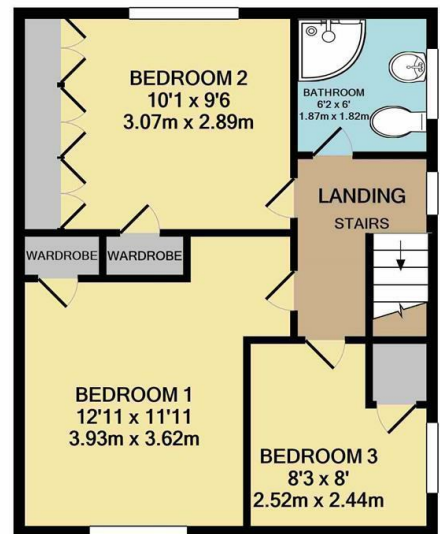
By arrangement through Worthington Estates Codsall office (01902) 847 358.

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GROUND FLOOR
APPROX. FLOOR
AREA 636 SQ.FT.
(59.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 399 SQ.FT.
(37.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1035 SQ.FT. (96.1 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		
	60	82
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	