



12, Azalea Close
Codsall, Wolverhampton, WV8 1HE
Offers in the region of £290,000

12 Azalea Close is a link detached family home occupying an end plot in a cul-de-sac location within short walking distance of local shops, schools, amenities and train station. Offered to market with no upward chain.

The ground floor features a bright and spacious living room, kitchen/diner with door leading into the conservatory. To the first floor are three bedrooms and a family bathroom.

Externally the property has a driveway and a garage to the front with a South facing garden to the rear and benefits from double glazing and gas central heating throughout. The roof across the porch and garage was replaced in 2024.

12 Azalea Close, Codsall, Wolverhampton, WV8 1HE

LOCATION

Conveniently located for all local shops and amenities in both Codsall village and Birches Bridge and within walking distance of the highly regarded local schools and Leisure centre.

The area is well served with transport links with the M54 motorway being easily accessible and Bilbrook train station within short walking distance.

FRONT



To the front of the property is an area of lawn, a tarmac driveway affording off road parking for two vehicles, an attached garage and a gate to the side providing access to the rear of the property.

PORCH

Having tile flooring, dual aspect windows to the front and side and obscure door leading into the property.

ENTRANCE

Having carpeted flooring, radiator, stairs to the first floor and door leading into the living room.

LIVING ROOM

14'11" x 12'1" (4.55 x 3.69)



A bright and spacious room having bay window to the front, carpeted flooring, plain coving to the ceiling and gas fireplace with marble surround, . With door leading into the kitchen/diner.



12 Azalea Close, Codsall, Wolverhampton, WV8 1HE

KITCHEN/DINER

14'11" x 10'0" (4.57 x 3.05)



The dining area has carpeted flooring with glass sliding door opening into the conservatory.

LANDING

8'7" x 6'4" (2.62 x 1.95)



Having carpeted flooring, loft hatch providing access to the space above and obscure window to the side. With doors to the airing cupboard, bathroom and the three bedrooms.



The kitchen area has lino flooring, window to the rear, radiator, laminate worktops, stainless steel sink and useful under stairs storage. With space and plumbing for white goods.

BATHROOM

6'6" x 6'5" (2 x 1.96)



Having lino flooring, wc, pedestal hand washbasin, panel bath with electric shower over and obscure window to the rear.

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BEDROOM ONE

12'5" x 8'5" (3.81 x 2.57)



Having carpeted flooring, radiator, plain coving to the ceiling, window to the front and built in wardrobe with overhead storage.

BEDROOM TWO

12'5" x 8'5" (3.79 x 2.57)



A second double bedroom having carpeted flooring, radiator, plain coving to the ceiling and window to the rear.

BEDROOM THREE

9'6" x 6'6" (2.92 x 2)



Having carpeted flooring, radiator, plain coving to the ceiling, built in storage cupboard and window to the front.

CONSERVATORY

9'7" x 7'10" (2.94 x 2.41)



Providing useful additional living space, the conservatory has tile flooring, windows to the front and side and French door opening onto the patio area.

GARAGE

17'2" x 8'4" (5.24 x 2.55)

Having an electrically operated door, lighting, power sockets and door to the rear.

REAR



To the rear is a South facing garden stocked with shrubs and evergreens, a patio area and a garden shed.



MOBILE

Ofcom checker shows that there is limited coverage indoors with all four main providers have likely coverage outdoors.

BROADBAND

Ofcom checker shows that Standard / Superfast / Ultrafast are available.

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 - 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.

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

12 Azalea Close, Codsall, Wolverhampton, WV8 1HE

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.

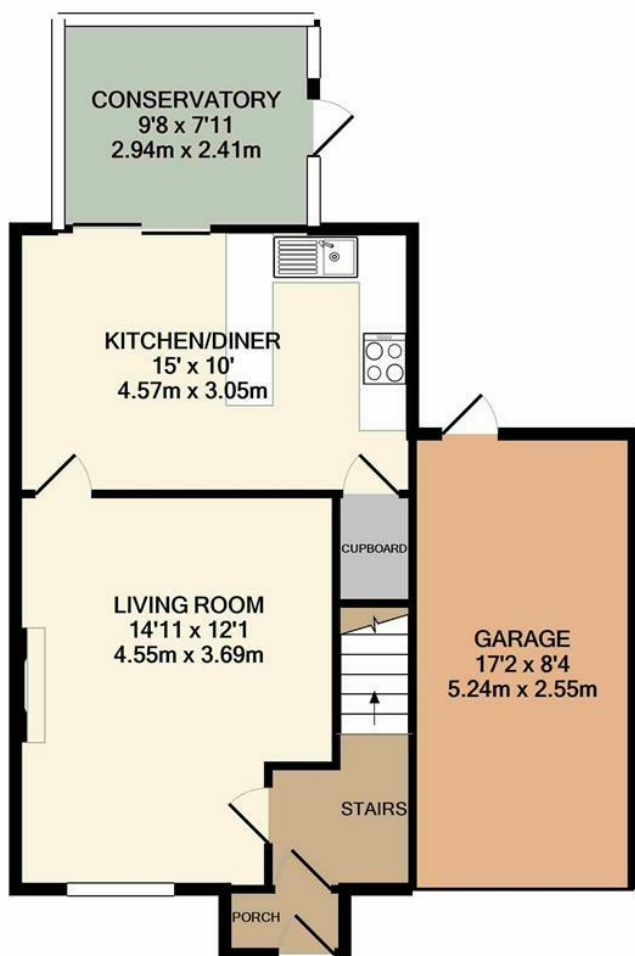
TENURE

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 APPROX. FLOOR AREA 979 SQ.FT. (90.9 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.

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	56	72
(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		