



**10, Leveson Crescent  
Codsall, Wolverhampton, WV8 1FG  
Offers in excess of £250,000**

Built in 2019 by Taylor Wimpey, 10 Leveson Crescent is a modern, well presented two bedroom semi detached family home situated in a quiet cul-de-sac location in this ever-popular village, within short walking distance of local schools, shops and amenities.

The ground floor presents a stylish fitted kitchen, wc and a spacious living room with ample space for a dining table. To the first floor is a bathroom and two double bedrooms with an en-suite off bedroom one. There is a tarmacadam driveway to the side of the property providing off road parking for two vehicles, with a gate providing access to the rear of the property which has a sizeable garden with a lawn and paved patio area.

The property benefits from double glazing and central heating throughout and has no upward chain.

EPC rating B.

## **LOCATION**

Conveniently situated with the highly regarded local schools, Birches Bridge shopping precinct, Codsall Village centre and leisure centre all within short walking distance.

The area is well served by transport links with both Codsall and Bilbrook train stations within walking distance and the M54 motorway being easily accessible.

## **ENTRANCE HALL**



Having tile flooring, radiator, large opening into the kitchen, stairs to the first floor and doors to the wc and the living room.

## **KITCHEN**

9'10" x 6'0" (3.02 x 1.85)



A well appointed, stylish kitchen having shaker style wall, drawer and base units, laminate worktops, tile flooring, 1.5 bowl stainless steel sink and window to the front. The kitchen benefits from integrated appliances which include an electric oven, gas hob with extractor over, washing machine, fridge and freezer.

## **WC**



Having a pedestal wash basin, wc, radiator, tile flooring and obscure window to the side.

## **LIVING ROOM**

15'6" x 13'0" (4.73 x 3.98)



A bright and spacious living room having carpeted flooring, radiator, door to under stairs storage and French doors with side panels opening onto the rear patio.





### LANDING

Having carpeted flooring, radiator, loft hatch providing access to the space above and doors to the bathroom and the two bedrooms.

### BEDROOM ONE

10'1" x 9'8" (3.08 x 2.97)



Having carpeted flooring, radiator, window to the rear and door into the en-suite.



### EN-SUITE



Having lino flooring, radiator, pedestal wash basin, shower cubicle and wc.

### BEDROOM TWO

13'0" x 8'4" (3.98 x 2.56)



Having carpeted flooring, windows to the front and radiator. With the benefit of built in storage cupboard and wardrobes.

## BATHROOM



Having a panel bath with shower over, pedestal wash basin, wc, radiator and lino flooring.

## REAR



To the rear is a well proportioned enclosed garden with a patio area, lawn and an external water source.



## ESTATE CHARGE

There is an annual estate charge of £235 for the upkeep of the communal areas on the development.

## BROADBAND

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

## MOBILE

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

## 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.

## 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.

#### **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.

#### **VIEWING**

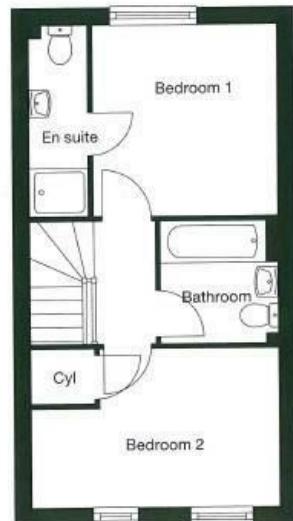
By arrangement through Worthington Estates Codsall office (01902) 847 358.





### Ground Floor

Lounge/Dining (max.)	
4.73m x 3.98m	15'6" x 13'1"
Kitchen	
3.02m x 1.85m	9'11" x 6'1"



### First Floor

Bedroom 1	3.08m x 2.97m	10'1" x 9'9"
Bedroom 2 (max.)	3.98m x 2.56m	13'1" x 8'5"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	