



**11, Birches Avenue
Codsall, Wolverhampton, WV8 2JG**

Offers in the region of £320,000

Occupying a pleasant cul-de-sac location within this popular and established residential area, this extended three-bedroom semi-detached home offers well-presented accommodation and is ideally situated within walking distance of local shops, amenities and well-regarded schools.

Enjoying attractive kerb appeal, the property benefits from a driveway providing off-road parking for several vehicles together with a garage. The accommodation comprises a welcoming living room, an extended lounge/dining room overlooking the rear garden, a galley kitchen, a family bathroom, two double bedrooms and a third bedroom, ideal as a nursery, home office or dressing room.

A particular feature of the property is the exceptionally generous rear garden, providing plenty of space for family life and outdoor entertaining, whilst also offering scope to further extend the property, subject to the necessary planning permissions.

Having remained in the same family for 64 years, the property offers an opportunity for a purchaser to make it their own whilst enjoying a home that has been clearly cared for over many years.

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HALL

Featuring carpeted flooring, a radiator and understairs storage. A staircase rises to the first floor, with doors leading to the living room, lounge/dining room and kitchen.

LIVING ROOM

12'10" x 11'1" (3.92 x 3.38)



Featuring carpeted flooring, a radiator, an electric fireplace with a stone surround, plain coving to the ceiling and a bay window to the front elevation.

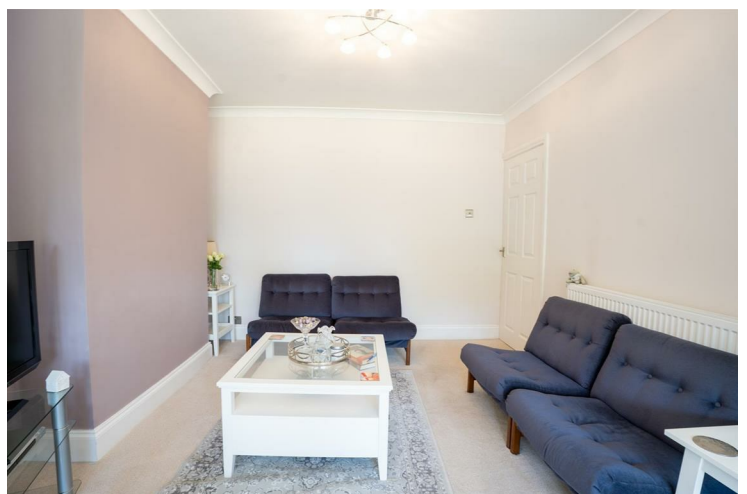


LOUNGE / DINER

18'8" x 11'1" (5.71 x 3.38)



A generous lounge/dining room with ample space for both seating and dining furniture. Featuring carpeted flooring, two radiators, plain coving to the ceiling and patio doors opening onto the rear garden. Full-height windows to either side allow plenty of natural light to fill the room.





LANDING

Featuring carpeted flooring, a glazed window to the side elevation and doors leading to the bathroom and all three bedrooms. The loft is accessed via a pull-down ladder and benefits from power and lighting.

FAMILY BATHROOM

6'10" x 5'11" (2.09 x 1.81)



Featuring carpeted flooring, a heated towel rail, a vanity unit incorporating a WC and hand wash basin, a P-shaped bath with shower and glazed shower screen, a useful storage cupboard with power and lighting, and an obscure glazed window to the rear elevation.

BEDROOM ONE

11'1" x 10'11" (3.38 x 3.33)



Featuring carpeted flooring, a radiator and a window to the front elevation.

KITCHEN

16'2" x 5'11" (4.95 x 1.81)



Featuring vinyl flooring, a radiator, wall and base units with laminate worktops and matching upstands, a breakfast bar with storage beneath, integrated cooking appliances comprising an electric oven, grill and hob with extractor hood over, and a useful pull-out larder. Space and plumbing are provided for a washing machine, together with a useful storage cupboard. A door provides internal access to the garage, whilst a window overlooks the rear garden.



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BEDROOM TWO

11'1" x 10'5" (3.38 x 3.19)

BEDROOM THREE

6'11" x 5'11" (2.12 x 1.81)



A second double bedroom featuring carpeted flooring, a radiator, a window to the rear elevation and a fitted wardrobe with sliding doors providing excellent built-in storage.

A single bedroom featuring carpeted flooring, a radiator and a window to the front elevation.

REAR



A generous, private and enclosed rear garden featuring a patio area and offering an excellent amount of outdoor space.



GARAGE

17'8" x 7'3" (5.39 x 2.22)

Featuring power and lighting.

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

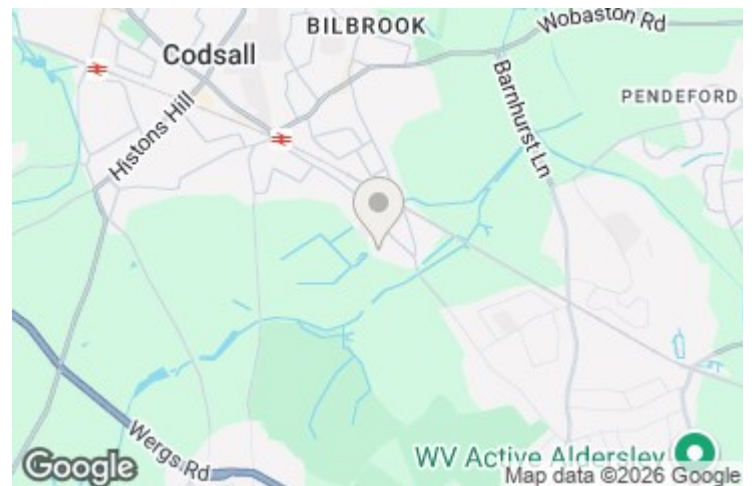
We are informed by the vendor that all mains services are connected.

TENURE

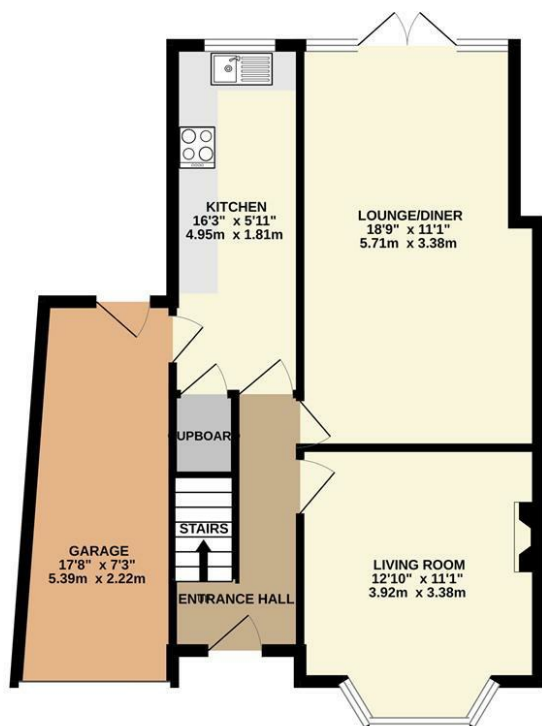
We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

VIEWING

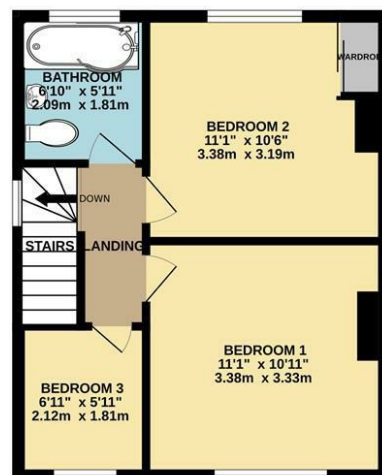
By arrangement through Worthington Estates Codsall office (01902) 847 358.



GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 970 sq.ft. (90.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	