



**26, Moatbrook Lane  
Codsall, Wolverhampton, WV8 1DS  
Offers in the region of £320,000**

Introducing 26 Moatbrook Lane, a delightful 3 bedroom semi detached family home occupying a spacious end plot on the fringe of Codsall village, offered to market with no upward chain.

This charming property offers so much potential for those wanting to put their own stamp on a property, having ample room to extend, subject to planning permission.

To the first floor is a spacious living room with doors into the kitchen / diner along with a useful utility room. To the first floor are three bedrooms and a family bathroom.

One of the stand out features of this property is the stunning wrap around garden which offers beautiful countryside views and the perfect place to relax and unwind.

# 26 Moatbrook Lane, Codsall, Wolverhampton, WV8 1DS

## LOCATION

Positioned off Wood Road, Moatbrook Lane is a sought after location on the borders of Codsall and Codsall Wood and offers the tranquility of a semi rural location with the benefit of the local shops, amenities, train station and the highly regarded local schools being within walking distance.

Codsall village offers an array of restaurants, pubs, cafes, supermarkets and independent shops with the M54 and M6 motorways being easily accessible making this location ideal for commuters.

## FRONT



Having an area of lawn with stocked borders, a tarmac driveway affording off road parking for two vehicles leading to the porch and garage. With gated access to the garden.

## HALLWAY



A bright and light filled space with staircase to the first floor, radiator and doors to the living room and the kitchen / diner.

## LIVING ROOM

14'0" x 11'0" (4.29 x 3.36)



Having a gas fireplace, plain coving to the ceiling, window to the front and sliding doors into the kitchen/diner.



**KITCHEN / DINER**

16'6" x 9'11" (5.03 x 3.04)



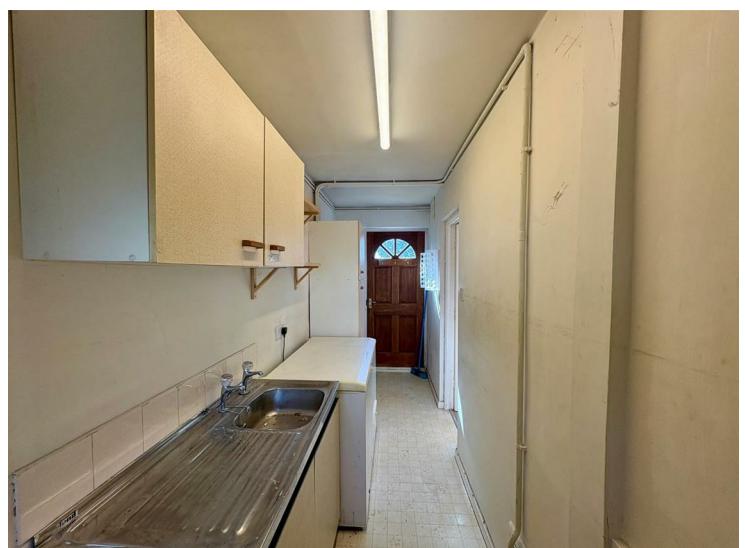
The dining area has plain coving to the ceiling and sliding doors opening onto the rear patio.

The kitchen has shaker wall and base units, laminate worktops, under stairs storage, door into the utility and window to the rear with countryside views. Benefiting from integrated appliances including dishwasher and gas oven and hob with extractor hood over.



**UTILITY**

16'4" x 4'4" (5 x 1.33)

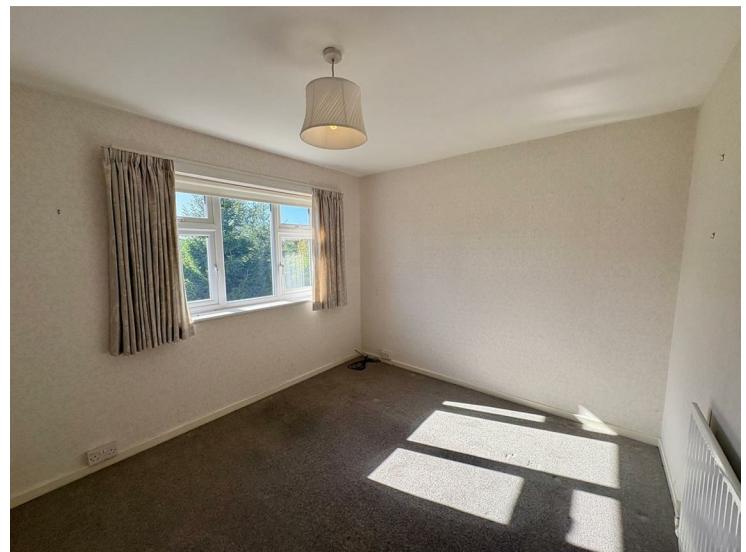


Having obscure window to the front, wall units and stainless steel sink. With doors into the garage and onto the rear patio.



### BEDROOM TWO

10'9" x 9'11" (3.30 x 3.04)



### LANDING

Having doors to the bathroom and the three bedrooms, window to the side and loft hatch providing access to the space above which is boarded, has ladders and power.

### BEDROOM ONE

14'0" x 10'9" (4.29 x 3.30)



Having radiator and windows to the rear with stunning views.



Having radiator and window to the front.



**BEDROOM THREE**

8'3" x 6'9" (2.53 x 2.08)



Having radiator, built in storage cupboard and window to the front.



**BATHROOM**



Having obscure window to the rear, fully tiled walls, chrome heated towel rail, airing cupboard, panel bath with electric shower over, wc and pedestal hand washbasin.

**GARAGE**

16'9" x 8'5" (5.13 x 2.59)

Having obscure window to the rear, power sockets and electric roller shutter door.

**REAR**



The beautiful garden wraps around the side and the rear of the property, separated by a gate. To the side is a large area of lawn, a paved pathway along with a greenhouse, potting shed and playhouse. To the rear is a full length paved patio, external water source, small pond, an area of lawn and picturesque views of the fields beyond.





## 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 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.



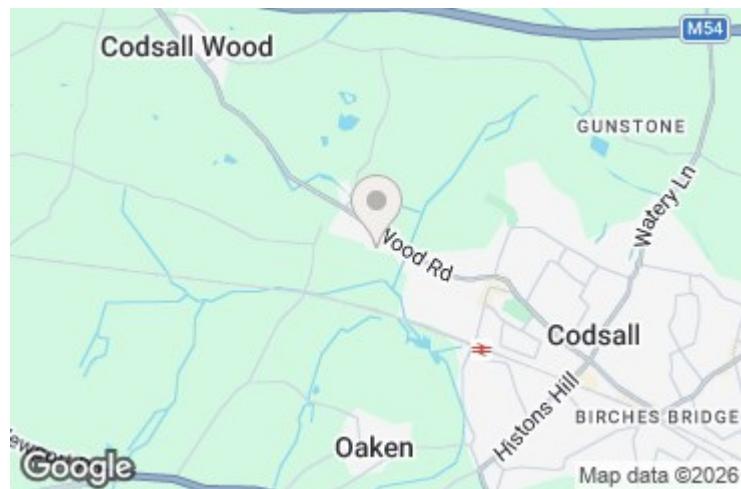
## BROADBAND

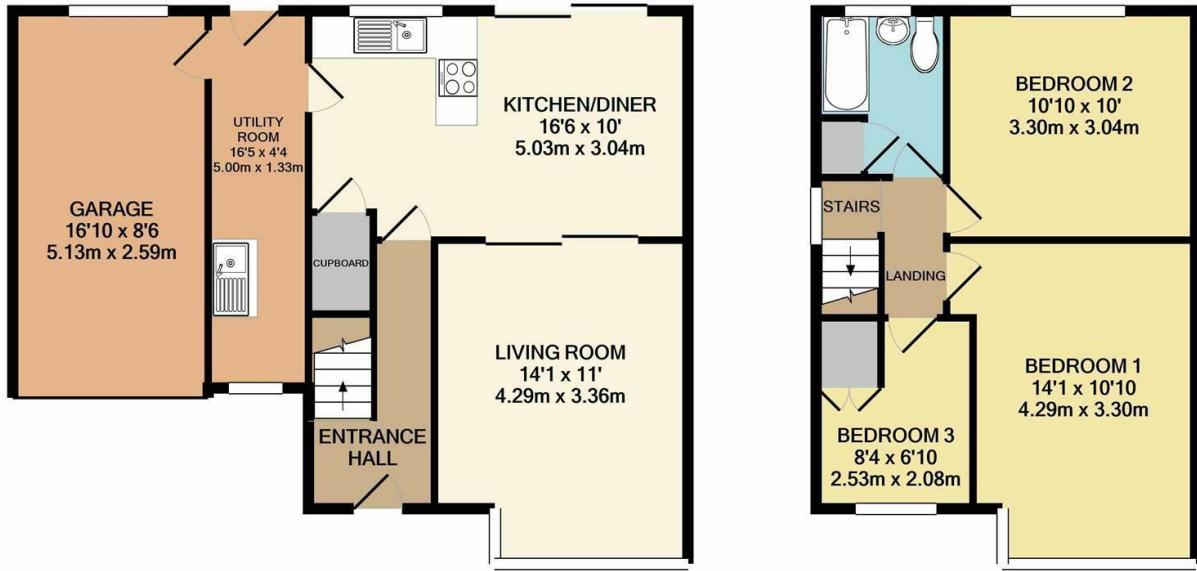
Ofcom checker shows that Standard / Superfast and Ultrafast are available.

## MOBILE

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

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GROUND FLOOR  
APPROX. FLOOR  
AREA 592 SQ.FT.  
(55.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 377 SQ.FT.  
(35.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 970 SQ.FT. (90.1 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		74
(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		

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		
England & Wales		
EU Directive 2002/91/EC		