



**Bartlams.**

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19 Church Road, Codsall - WV8 1EA  
£165,000



## 19 Church Road Codsall, Wolverhampton

A neatly presented first floor flat with its own private entrance, ideally located in Codsall, offering excellent access to major commuter routes whilst also benefitting from a strong local community with a wide range of shops, restaurants and everyday amenities close by.

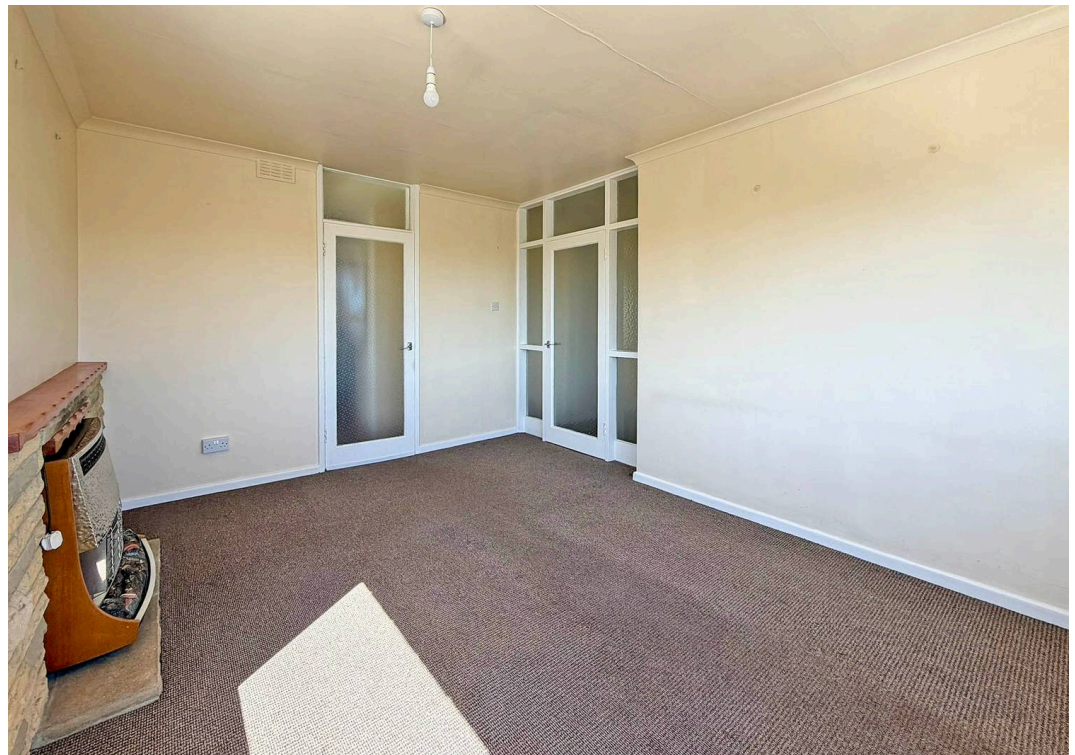
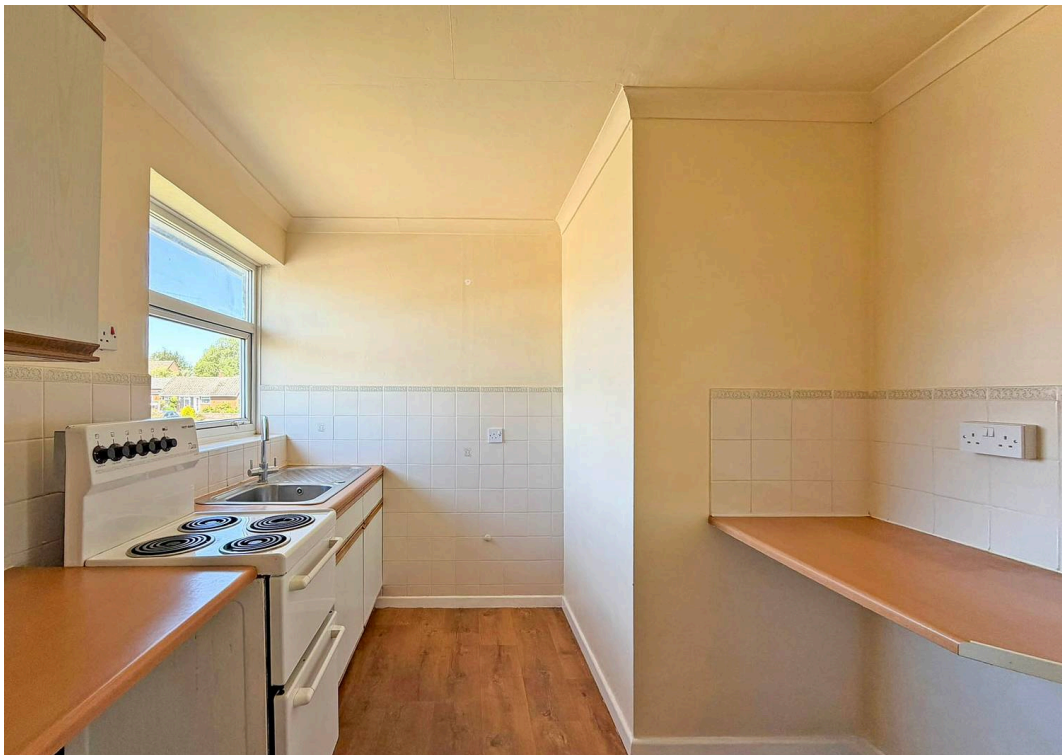
The accommodation is well maintained and neutrally decorated throughout, comprising an entrance hallway with stairs rising to the apartment, a spacious lounge with gas fireplace, a fitted kitchen with oven included, two well proportioned bedrooms and a bathroom with shower.

The property further benefits from double glazing and electric storage heaters. Externally, there is a garage together with a driveway providing off road parking for at least two cars, a particularly valuable feature for a flat of this type.

Offered with a long lease of approximately 129 years remaining, the property also benefits from no service charge and a peppercorn ground rent, keeping ongoing costs to a minimum. Ideally suited to first time buyers, this is a well positioned and cost effective home within easy reach of Codsall village centre and nearby open countryside walks.

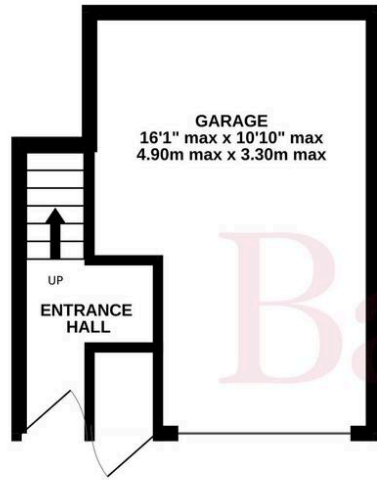
- Offered with no upward chain
- Neatly presented first floor flat with its own private entrance
- Ideally situated in Codsall with easy access to commuter routes
- Spacious lounge with gas fireplace
- Two well proportioned bedrooms and bathroom with shower
- Garage and driveway providing off road parking for at least two cars
- Ideal first time purchase or investment opportunity
- 129 Year lease. £0 Service Charge and Peppercorn Ground Rent



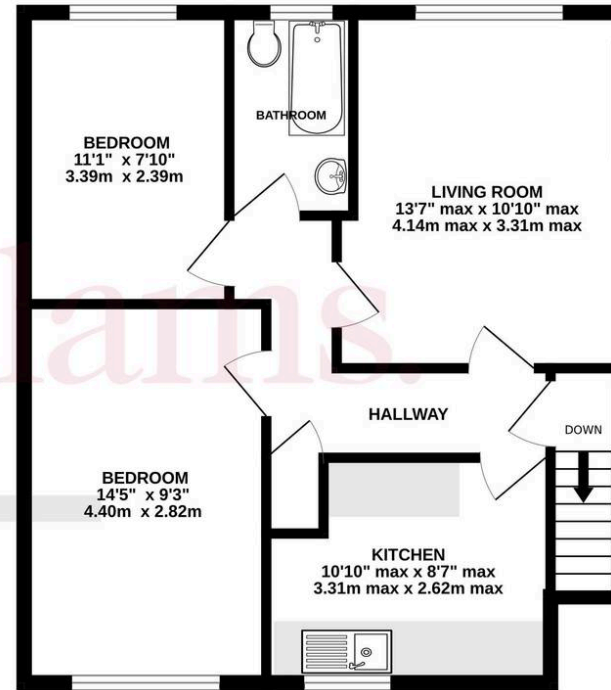




GROUND FLOOR



1ST FLOOR



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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# Bartlams Tettenhall

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