



**12, Lansdowne Avenue  
Codsall, Wolverhampton, WV8 2EN**

**Offers in the region of £525,000**

Offered to market with no upward chain, 12 Lansdowne Avenue is an extended four bedroom semi-detached period property, occupying a generous plot in this highly sought-after location on the outskirts of the popular village of Codsall.

This much loved family home is rich in character and charm, offering spacious and versatile accommodation. The ground floor comprises a wide and light filled entrance hall, two well proportioned reception rooms, a breakfast kitchen, utility area and a guest WC. To the first floor are four double bedrooms and a family bathroom.

The front of the property offers off road parking for several vehicles, whilst the rear garden is a standout feature of impressive proportions, providing an exceptional outdoor space ideal for families and entertaining.

The property would benefit from modernisation throughout, offering an excellent opportunity to enhance and personalise the home to realise its full potential. There is also significant scope for further extension, subject to the relevant planning permissions.

## **LOCATION**

Conveniently located within short walking distance of Codsall train station and the village offering a wide range of shops and amenities including doctors, dentists, public houses and restaurants. The excellent local schools across both sectors are also within easy walking distance.

The property further enjoys excellent transport links, with convenient access to the M54 and M6 motorways, making it ideal for commuters.

## **FRONT**

A block paved driveway affords off road parking for several vehicles, leading to a canopy porch and a gated side entrance.

## **ENTRANCE HALL**

15'6" x 13'6" (4.74 x 4.12)



A spacious and welcoming entrance hall with carpeted flooring, a large front facing window, radiator and useful under stairs storage. Doors lead to the dining room, lounge and breakfast kitchen, with a staircase rising to the first floor.



## **DINING ROOM**

12'7" x 11'11" (3.85 x 3.65)



Featuring wooden flooring, a radiator and a bow window to the front.

## **LOUNGE**

23'5" x 13'5" (7.15 x 4.10)



An extended room of generous proportions featuring carpeted flooring, three radiators, an open fireplace with stone surround, rear facing windows and patio doors opening onto the rear garden.



### UTILITY

10'9" x 7'11" (3.28 x 2.43)



### BREAKFAST KITCHEN

17'6" x 11'11" (5.34 x 3.65)



Formerly the coal bunker, this area has lino flooring, a radiator and a rear facing window. With plumbing for a washing machine and doors leading to the WC and to the side of the property.

### WC

Featuring tile flooring, WC and an obscure window to the side.

### LANDING

Having carpeted flooring with doors leading to the bathroom, four bedrooms and a storage cupboard. A loft hatch provides access to the space above, which is partially boarded and has electricity.

Featuring lino flooring, two windows to the side, wall, base and drawer units with laminate work surfaces, an integrated electric oven and hob with extractor over, and space and plumbing for a dishwasher. With a door providing access to the utility area.

**BEDROOM ONE**

12'8" x 10'2" (3.88 x 3.10)



Featuring carpeted flooring, a radiator and fitted wardrobes, with windows to the rear enjoying views over the fabulous garden.

**BEDROOM TWO**

11'11" x 11'10" (3.65 x 3.63)



Featuring carpeted flooring, radiator, windows to the front and a corner shower enclosure.



**BEDROOM THREE**

13'5" x 12'1" (4.11 x 3.69)



Featuring carpeted flooring, radiator and windows to the front.

**BEDROOM FOUR**

11'11" x 7'1" (3.65 x 2.17)



Featuring carpeted flooring, radiator and windows to the rear.

**REAR**



This truly impressive rear garden includes a patio area and an external water supply, offering excellent outdoor space.

**BATHROOM**

8'9" x 8'3" (2.68 x 2.52)

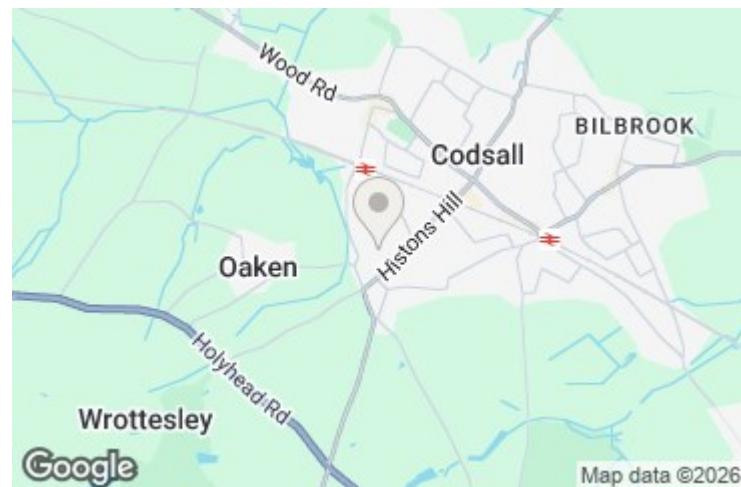


Featuring lino flooring, radiator, panel bath with shower over, pedestal hand washbasin, WC and obscure window to the side.



## 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 - E

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

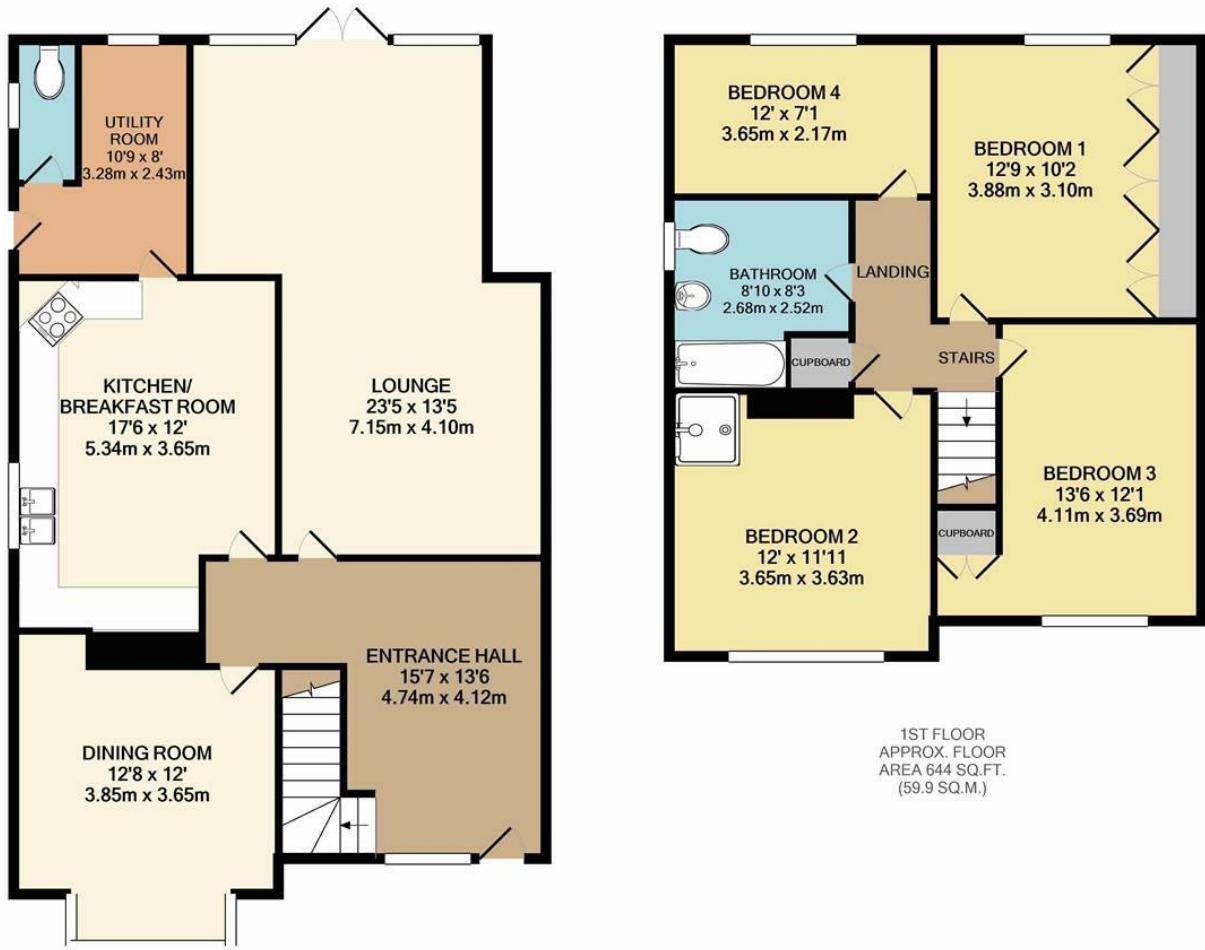
We are informed by the vendor that all mains services are connected.

## 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  
APPROX. FLOOR  
AREA 890 SQ.FT.  
(82.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1534 SQ.FT. (142.5 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		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC