



**62, Ravenhill Drive**  
**Codsall, Wolverhampton, Staffordshire WV8 1BL**  
**Offers in the region of £300,000**

A well presented three bedroom semi-detached family home, ideally situated on the ever popular Chillington Estate within short walking distance of excellent local schools, shops and amenities in this highly favoured village.

In brief, the accommodation comprises of an entrance porch, spacious living room with dining area, fitted kitchen, conservatory, utility, three bedrooms, family bathroom, garage and has gas central heating and double glazing throughout.

Since purchasing in 2021, the vendors have carried out improvements on the property which include replacing the fascias and guttering, replacing all carpets and flooring throughout and a full refurbishment of the utility.

EPC rating C.

## 62 Ravenhill Drive, Codsall, Wolverhampton, Staffordshire WV8 1BL

### LOCATION

Located in a popular residential area, this property is conveniently situated with St. Nicolas C of E, Codsall high school, middle school, leisure centre and Village centre all within walking distance.

The area is well served by local shops and amenities having good transport links with regular bus services to the surrounding areas and Codsall train station also within walking distance.

### FRONT



The property has a 2 car tarmac driveway leading to the front entrance porch and attached garage.

### ENTRANCE HALL



A bright and welcoming entrance hall having laminate flooring, two radiators, staircase to the first floor and doors leading into the living room and kitchen.

### KITCHEN

14'4" x 9'3" (4.39 x 2.83)



A well-proportioned kitchen having wall and base units, pull out larder storage, butcher's block style work surfaces, a 1.5 bowl composite sink with drainer, radiator, under stairs storage, window to the rear and door into the utility.

The kitchen benefits from integrated appliances that include a dishwasher, electric oven, electric grill and a four-burner gas hob with a stainless steel extractor fan over.



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### LIVING / DINING ROOM

23'11" x 10'10" (7.31 x 3.32)



A comfortable family living room with dining area having a media wall with feature electric fire, two radiators, bow window to the front, laminate flooring and door to the rear leading into the conservatory.



### UTILITY

14'3" x 7'0" (4.35 x 2.15)



Having wall and base units, square edge worktop, sink, lino flooring, window to the rear and door opening onto the patio area.

With space and plumbing for freestanding appliances.

### LANDING

Having carpeted flooring, loft hatch providing access to the roof space above, obscure window to the side and doors leading to the three bedrooms, family bathroom and airing cupboard.

### BEDROOM ONE

10'6" x 9'11" (3.22 x 3.04)



Having plain coving to the ceiling, fitted wardrobes with glass sliding doors, radiator, carpeted flooring and window to the rear.

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### BEDROOM TWO

11'8" x 10'6" (3.57 x 3.22)



Having plain coving to the ceiling, radiator, carpeted flooring and window to the front.



### BEDROOM THREE

8'9" x 8'2" (2.67 x 2.50)



Having carpeted flooring, radiator and window to the side.

### FAMILY BATHROOM



Having a Jacuzzi P shaped panel bath with shower over, vanity unit with inset wash hand basin and concealed cistern wc, ceramic wall and floor tiling, radiator and an obscure window to the rear.

### CONSERVATORY

8'11" x 8'1" (2.74 x 2.48)



Having a tiled floor, ceiling fan with light, dual aspect windows and door opening onto the patio area.

## REAR



To the rear is an enclosed garden, laid to lawn, having a patio area, external water source and garden stores.



## GARAGE

16'2" x 7'7" (4.94 x 2.32)

Having an up and over door and power sockets.

## 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.

## VIEWING

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

## 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.

## SERVICES

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

## POSSESSION

Vacant possession will be given on completion.

## 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.

## 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.

## FREE MARKET APPRAISAL

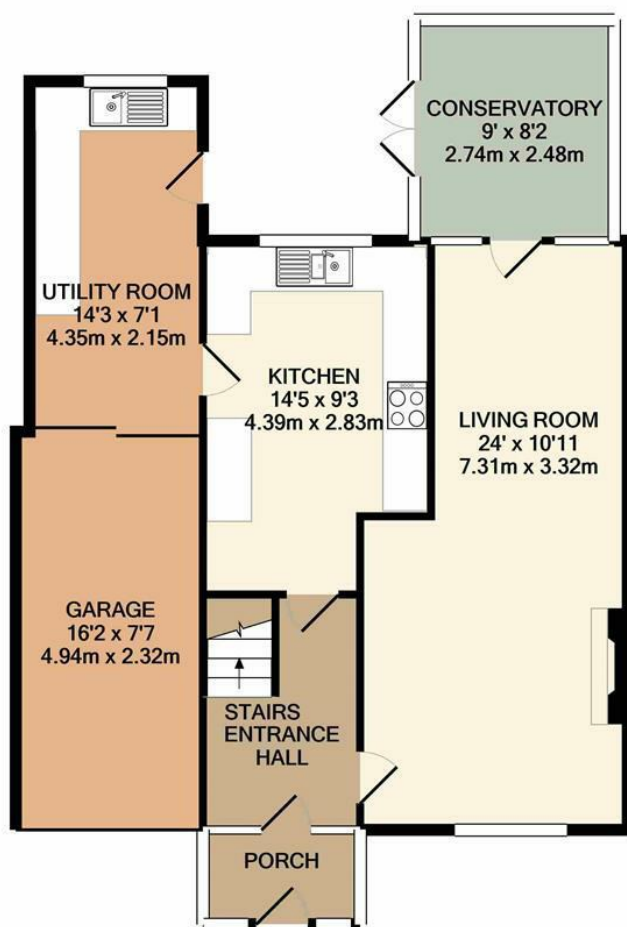
If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

## FLOOR PLANS

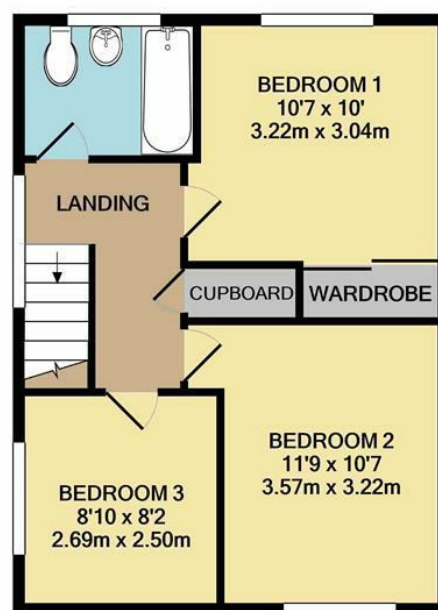
Where shown, the plan is for illustration purposes only and is not to scale.

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GROUND FLOOR  
APPROX. FLOOR  
AREA 736 SQ.FT.  
(68.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 415 SQ.FT.  
(38.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1151 SQ.FT. (106.9 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

69

75

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                    | Potential |
|-----------------------------------------------------------------|----------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>                                              |                            |           |
| (81-91) <b>B</b>                                                |                            |           |
| (69-80) <b>C</b>                                                |                            |           |
| (55-68) <b>D</b>                                                |                            |           |
| (39-54) <b>E</b>                                                |                            |           |
| (21-38) <b>F</b>                                                |                            |           |
| (1-20) <b>G</b>                                                 |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |