

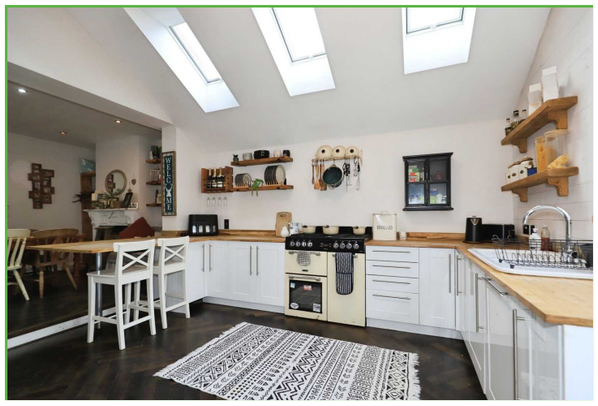


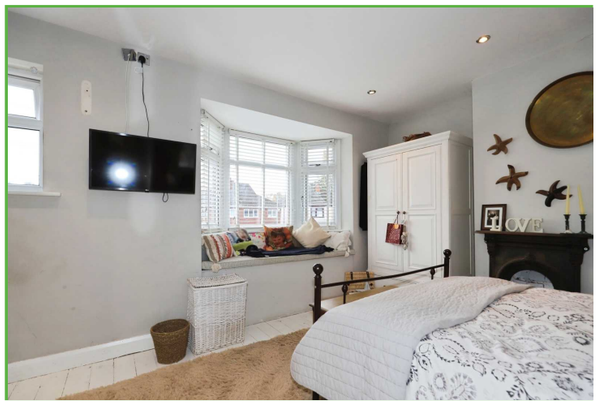












Lane Green Avenue, Codsall,
Wolverhampton, Staffordshire,
WV8

Asking Price: £250,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Lane Green Avenue, Codsall, Wolverhampton, Staffordshire, WV8

Asking Price: £250,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: D
Local Authority: South Staffordshire Council

Other important information which you will need to know about this property can be found at your-move.co.uk

• MODERN EXTENDED TWO BEDROOM SEMI DETACHED HOUSE, • LOUNGE/DINING AREA/BREAKFAST KITCHEN, • TWO DOUBLE BEDROOMS, • LARGE REAR GARDEN, • MODERN BATHROOM W/C, • DOUBLE GLAZING AND GAS CENTRAL HEATING, • POPULAR VILLAGE LOCATION WITH A MAIN TRAINLINE, • DRIVEWAY FOR OFF ROAD PARKING

Description
A VIEWING IS HIGHLY RECOMMENDED ON THIS MODERN EXTENDED TWO BEDROOM SEMI DETACHED HOUSE OCCUPYING A MOST SOUGHT AFTER LOCATION IN THE POPULAR VILLAGE OF CODSALL WITH PLENTY OF LOCAL AMENITIES AND A MAIN TRAIN/LINE. THIS PROPERTY HAS MANY FEATURES TO INCLUDE LOUNGE WITH A FEATURE LOG BURNER. EXTENDED DINING AREA/MODERN UPDATED BREAKFAST KITCHEN TO THE REAR. TWO DOUBLE BEDROOMS AND A RESTYLED BATHROOM ALONG WITH A REAR GARDEN APPEALING TO PLENTY OF BUYERS. The accommodation briefly comprises: ENTRANCE HALLWAY. LOUNGE facing the front with a feature log burner. EXTENDED DINING AREA AND BREAKFAST KITCHEN with plenty of wall and base units with surfaces over, space for appliances, built in dishwasher and access to the rear garden. FIRST FLOOR: Loft access. TWO DOUBLE BEDROOMS and a BATHROOM W/C with a white suite and shower. OUTSIDE: The property has a LARGE ENCLOSED REAR GARDEN with lawn areas, patio areas and a side gate leading to the front where the driveway provides off road parking. EPC GRADE D.

Location
The property is situated in the sought after village of Codsall. There are a variety of amenities in the village, and the exciting project of the i54 nearby. The city centre of Wolverhampton is approximately 5 miles and there is access to the M6 and M54 motorways nearby, along with access to the train station in Codsall.

Entrance Hall
Entrance door, stairs to first floor, radiator. double glazed window.

Lounge
12'3" x 11' (3.73m x 3.35m)
Double glazed window, feature log burner, radiator, FEATURE FLOORING.

Dining Area
15'7" x 10'1" (4.75m x 3.07m)
FEATURE FLOORING.

Breakfast Kitchen
13'11" x 13'5" (4.24m x 4.1m)
Modern wall and base units with surfaces over, FEATURE FLOORING, space for appliances, built in dishwasher, rear double glazed door and double glazed window.

First Floor Landing

Bedroom One
15'5" x 10'11" (4.7m x 3.33m)
Double glazed windows, radiator.

Bedroom Two
10' x 9'3" (3.05m x 2.82m)
Double glazed windows, radiator.

Bathroom W/C
7'2" x 6'3" (2.18m x 1.9m)
Modern white suite, radiator, double glazed window.

Outside

Rear Garden
Lawn areas, patio areas, side gate leading to the front.

Front Garden/Driveway
Off road parking.

Local Authority/Council Tax Band
South Staffordshire Council/Band C

Tenure
Freehold

Your Move is a trading name, independently owned and operated under licence from your-move.co.uk Limited, by National Home Move Limited, (company number 11805074), registered in England at 5 Brooklands Place, Brooklands Road, Sale, M33 3SD. Return postal address - 65-66 Baxter Gate, Loughborough, LE67 2RF. VAT registration no: 315 255 523.

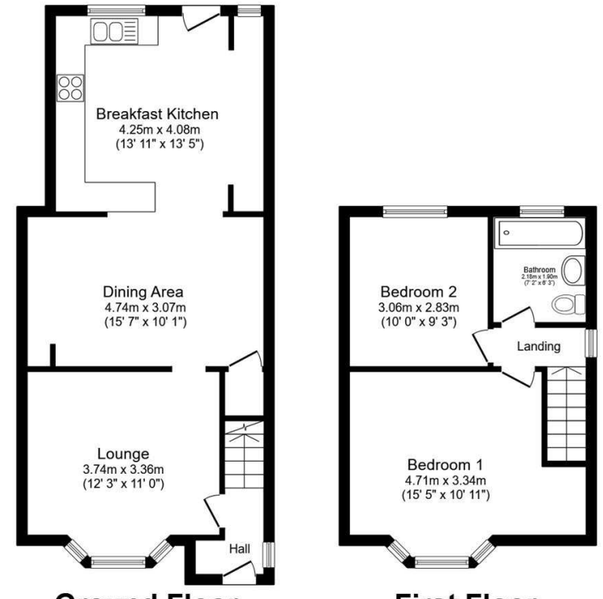


For full EPC please contact the branch.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Total floor area 82.8 sq.m. (892 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.