

## 12 CODSALL ROAD WOLVERHAMPTON, WV6 9ED

OFFERS IN EXCESS OF £230,000  
FREEHOLD

Charming mid-terrace period home situated in an extremely popular location with open views over Claregate Playing Fields to the front and an extensive rear garden. The property is within easy walking distance of a range of local amenities including shops, schools and access to public transport with the wider amenities of Tettenhall Village a short drive away and internally features well presented accommodation comprising living room, dining kitchen, double bedroom, shower room, sun room, beautifully maintained rear garden and a useful summerhouse.

12 Codsall Road presents a rare and unique opportunity to acquire an exceptional home in a highly sought-after location, offering well appointed living accommodation, beautiful surroundings and outstanding potential for a range of buyers.



# 12 CODSALL ROAD

- Charming Period Terrace Home
- Beautifully Maintained & Extensive Rear Garden
- Open Views Across Claregate Playing Fields
- First Floor Sun Room With Pleasant Views To The Rear Garden
- Generous Double Bedroom
- Contemporary Shower Room
- Extremely Well Presented Throughout
- Useful Summerhouse Ideal For Hobbies, Storage or Home Working
- Convenient For A Wide Range Of Amenities
- EPC

Rating = C

## APPROACH

The property is approached via low maintenance courtyard.

## LIVING ROOM

Double glazed bay window to the front, three radiators, feature fireplace and door to the dining kitchen.

## DINING KITCHEN

Double glazed windows to the rear, part tiled walls, double doors providing access to a staircase to the first floor landing, useful laundry cupboard with space for various utilities and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is space for various household appliances including fridge, freezer, cooking range and plumbing for both a dishwasher and washing machine. Double doors provide access to the rear garden.

## FIRST FLOOR LANDING

Radiator and doors to:

## BEDROOM ONE

Double glazed window to the front, radiator, exposed floorboards and two fitted wardrobes with sliding mirror doors.

## SHOWER ROOM

Radiator, ceiling down lighters and contemporary suite comprising close coupled w.c, pedestal wash hand basin and corner shower enclosure.

## SUN ROOM

A bright and welcoming sun room enjoying pleasant views over the rear garden providing an attractive outlook featuring radiator, double glazed windows and a Juliette Balcony.

## REAR GARDEN

A standout feature of the property is the generous rear garden which has been lovingly maintained and boasts a wealth of mature trees, shrubs and established plants with paved patio areas, a gravel seating area and lawns beyond leading to a useful Summerhouse. There is gated access to the front via a side passageway.

## SUMMERHOUSE

A versatile summerhouse providing an ideal space for a home office, hobby room or relaxation area, benefiting from power points and lighting.

## PROPERTY INFORMATION

Title - The property is understood to be freehold.

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band B

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a



specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard, Superfast & Ultrafast are available

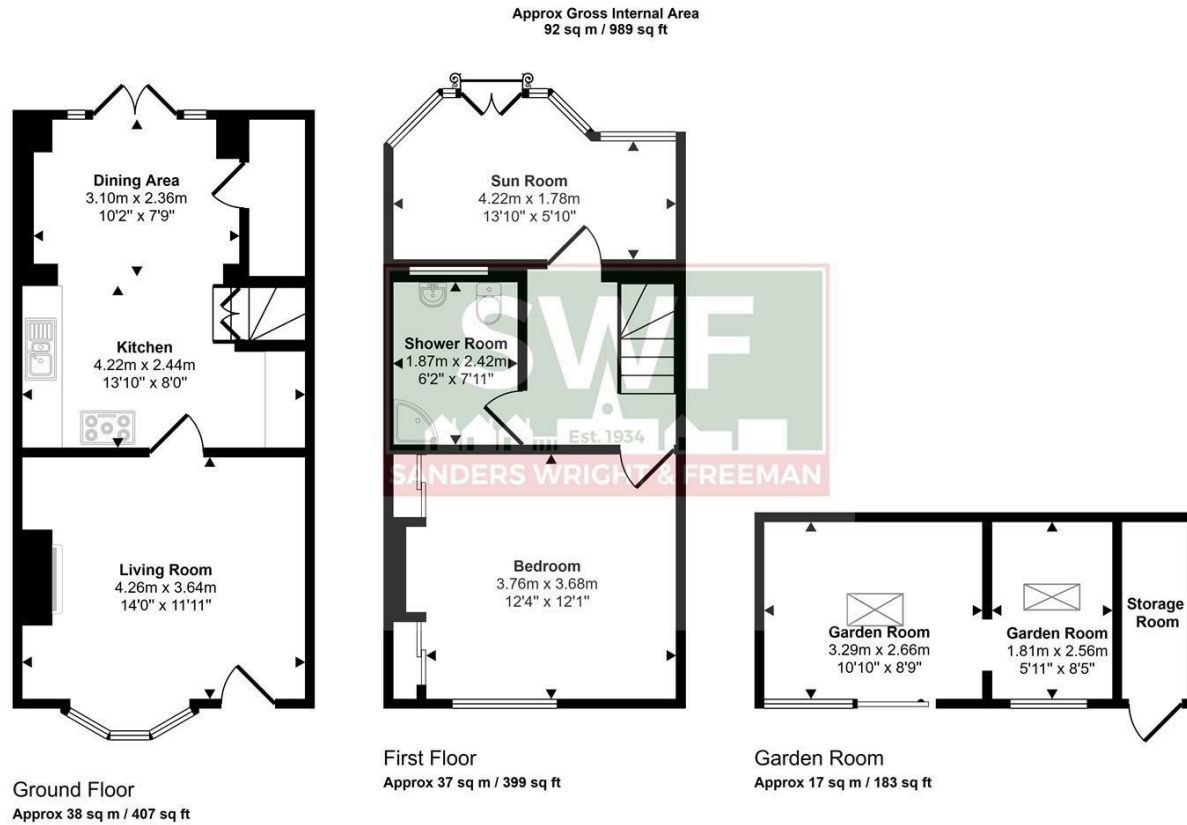
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

## 12 CODSALL ROAD





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		69	81



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements