4 Lansdowne Avenue, Codsall, Wolverhampton, WV8 2EN

BERRIMAN
EATON

4 Lansdowne Avenue, Codsall, Wolverhampton, WV8 2EN

A three bedroom detached property on a sought after avenue in the popular village of Codsall, whilst the property has been well maintained by the current owners, it would now benefit from a scheme

LOCATION

Lansdowne Avenue runs between Oaken Lanes and Histons Hill on the outskirts of the village of Codsall. There is a comprehensive range of shopping facilities within Codsall and the shopping centre at Perton is within easy travelling distance. Codsall is well served by schools and there are schools in both sectors readily available with several independent schools running bus services from Codsall. There is a train station within walking distance of the property and there is convenient access to the motorway system via Junction 2 of the M54.

DESCRIPTION

4 Lansdowne Avenue sits well back from the road behind a driveway providing off road parking for several vehicles. There is well proportioned accommodation over both ground and first floors with three double bedrooms and a bathroom to the first floor along with a large reception room providing ample space for seating and dining, a breakfast kitchen, laundry and a guest cloakroom to the ground floor.

The garage has been extended over the years which has created ample space for vehicles, storage and a workshop.

ACCOMMODATION

A glazed front door opens into the HALL with parquet flooring, a useful cloaks cupboard and a GUEST CLOAKROOM with WC, wash basin and understairs storage area. The BREAKFAST KITCHEN has a range of wall and base units with a four ring gas hob with an extractor fan above, stainless steel sink with a double glazed window overlooking the front, an electric oven, space for dining and a door to the LAUNDRY with a sink and plumbing for a washing machine. There is a double glazed door to the covered side passage with doors to the front and rear. There is a large reception room with Karndean flooring throughout. The DINING AREA has a double glazed window to the side, a store area with a double glazed window and the LIVING AREA has patio doors to the rear garden and a Yorkstone chimney with an open grate fire.

Stairs from the hall rise to the first floor landing with laminate flooring, double glazed windows and access via a loft ladder to the boarded loft. There are THREE DOUBLE BEDROOMS all with wood laminate flooring, two benefit from fitted furniture and two have wash basins. There is a BATHROOM with a coloured suite of panelled bath with shower over, wash basin, a window and a linen cupboard with slatted shelving and a hot water cylinder. There is a SEPARATE WC.

OUTSIDE

4 Lansdown Avenue sits behind a low boundary wall with a DRIVEWAY providing off road parking for several vehicles with external lighting and planted borders. There is a long TANDEM GARAGE with an up and over door, a WORKSHOP to the rear and two courtesy doors to the REAR GARDEN with a paved patio to the rear with planted beds and borders with a pergola creating two areas of garden and there is a summer house and a shed to the rear.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard, Superfast and Ultrafast are available
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 check availability and speeds.
The long term flood defences website shows very low risk.

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Offers Around
£425,000

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

Total Area: 168.7 m² ... 1816 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHOTOGRAPHY.CO.UK)