

3 Carter Avenue, Codsall, Wolverhampton, WV8 1HQ

BERRIMAN EATON

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A superbly located link detached family home which is beautifully presented
and which has been extended to both the front and rear over the ground floor.

LOCATION

Carter Avenue stands in a fine situation being within easy reach of the wide ranging local facilities available within both Bilbrook and Codsall with The Birches Bridge Shopping Parade and Bilbrook Station being within walking distance.

The area is well served by schooling and is a very family friendly location.

DESCRIPTION

The property is a substantial, three bedroom link detached house which has been much improved and well maintained by the current sellers during their tenure. The house has been extended to the front and also to the rear, both over a single storey, to greatly enhance the scope of living accommodation provided.

The kitchen and bathroom suites are all of the highest quality, there are double glazed windows and tasteful and neutral décor throughout.

ACCOMMODATION

A composite front door opens into the HALL with ceiling coving. The SITTING ROOM has a walk in double glazed bay window to the front with plantation shutters, an Adams style fireplace with marble hearth and slips and living flame coal effect gas fire, wiring for wall lights and ceiling coving. The DINING ROOM is a well proportioned room with ceiling coving and it is open through into the GARDEN ROOM with a vaulted ceiling with a roof light together with bifold doors to the garden, tiled flooring and wiring for a wall light. The BREAKFAST KITCHEN has a full range of wall and base mounted cream faced cabinetry, a Zanussi four ring induction hob with stainless steel filtration unit above, a built in Zanussi double electric oven, an integrated Zanussi fridge, plumbing for a slimline dishwasher, plumbing for a washing machine, tiled floor, part tiled walls, ceiling coving, an understairs cloaks and storage cupboard and an internal door to the garage. Adjoining the garden room is a well appointed SHOWER ROOM with a fully tiled shower with waterfall head, a white suite of WC and pedestal basin, tiled floor, part tiled walls, a roof light and a chrome towel rail radiator.

A staircase from the hall rises to the part galleried first floor landing with a double glazed window to the side, access to the roof space and a linen cupboard with shelving and a wall mounted Worcester Bosch gas fired central heating boiler. BEDROOM ONE is a good double room in size with a double glazed front window with plantation shutters, a range of fitted bedroom furniture including ample wardrobe space and coordinating bedside tables and ceiling coving. BEDROOM TWO is also a good double room in size with a double glazed window overlooking the rear garden, wiring for a wall mounted TV, dado rail, ceiling coving and a built in wardrobe. BEDROOM THREE is a good room in size with a double glazed window to the front, dado rail, ceiling coving and a fitted wardrobe. The BATHROOM has a well appointed, contemporary suite with a panelled bath with mixer tap with shower attachment, WC and vanity unit with wash basin with cupboard beneath, tiled walls, tiled floor, a double glazed rear window, ceiling coving and a chrome towel rail radiator.

OUTSIDE

3 Carter Avenue stands behind an excellent frontage with a DRIVEWAY laid in imprinted concrete providing ample off street parking and there is a well planted border to the side and a bin store. There is a GARAGE with electric light and power, plastered walls and ceiling coving, cloaks hooks and an internal door to the kitchen.

The REAR GARDEN has been thoughtfully hard landscaped for ease of maintenance with a paved patio to the rear of the property with steps leading to a further paved terrace, well planted beds and borders and a SUMMER HOUSE with electric light and power. There is an external power supply.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – 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 broadband 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
£349,950

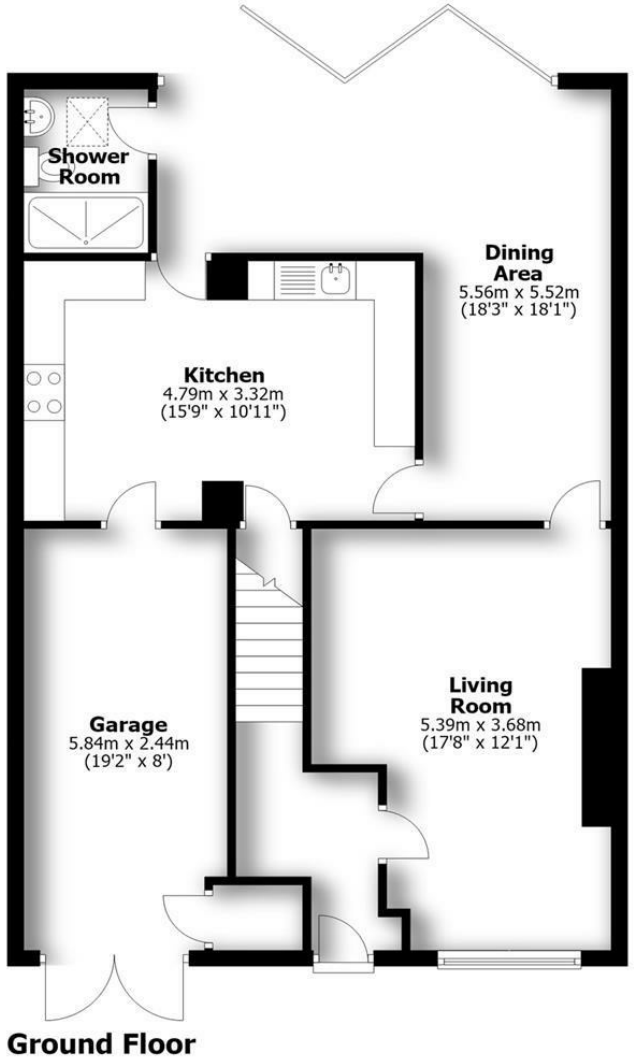
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and 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.

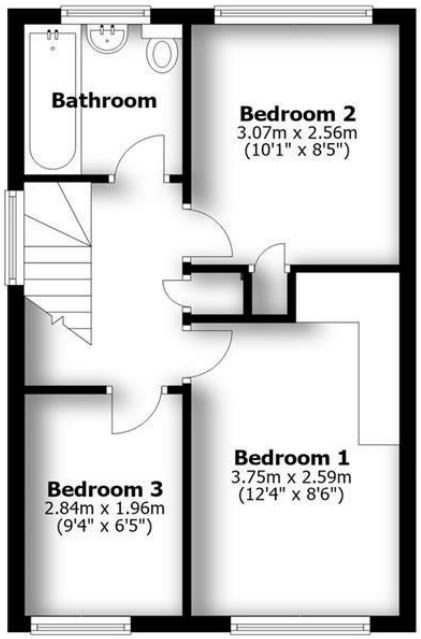





3 Carter Avenue
Codsall



Ground Floor



First Floor

HOUSE:	100.0sq.m.	1076sq.ft.
GARAGE:	14.0sq.m.	151sq.ft.
TOTAL:	**114.0sq.m.**	**1227sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE







