



nick tart

1 The Woodlands (Off Keepers Lane), Codsall, WV8



Total Area: 200.4 m<sup>2</sup> ... 2157 ft<sup>2</sup>

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 JOEWPHTOGRAPHY.CO.UK)



# 1 The Woodlands (Off Keepers Lane), Codsall, WV8 2DP

- Entrance Hall
- Living room
- Sitting room
- Dining room
- 4 Bedrooms
- Family Bathroom
- 2 En-suites
- EPC: D61

## The accommodation in further detail comprises...

**Porch** has UPVC double-glazed front door and window

**Entrance hall** has single-glazed wooden front door with obscure glass, X2 radiators, understairs storage cupboard, staircase rising to the first floor and doors to...

**Cloak room** has wash hand basin, WC, tiled flooring, part tiled walls, radiator, double-glazed window with obscure glass to the fore...

**Living room** has gas fire with feature surround, X2 radiators, double-glazed squared bay window to the fore and internal double doors lead to the...

**Dining room** has a radiator, double-glazed patio doors to the garden whilst an internal door leads to the...

**Kitchen** enjoys a matching range of wall and base level units with work surfaces over, sink unit with mixer tap, integrated fridge/freezer and dishwasher, built in electric oven and hob with extractor fan over, wood effect flooring and double-glazed window to the rear...

**Utility** has an internal door to the garage, radiator, wood effect flooring, plumbing for washing machine, space for dryer, sink unit with mixer tap, over and under storage units, work surface and double-glazed window to the rear...

**Sitting room** has a radiator and double-glazed patio doors to the rear...

**Landing** has hatch to roof space, radiator and doors to...

**Bedroom** has built in wardrobe with sliding mirrored doors, radiator and double-glazed window to the rear...

**Bedroom** has X2 radiators, double-glazed window to the fore whilst an internal door leads to a walk-in wardrobe...

**En-suite** has the benefit of shower cubicle, radiator, wash hand basin, tiled walls and flooring and double-glazed window with obscure glass to the front...

**Bathroom** enjoys a step-up to a sunken jacuzzi style bath, WC, bidet, wash hand basin with vanity unit under, shower cubicle, storage cupboard housing the hot water cylinder and double-glazed window with obscure glass to the rear...

**Bedroom** has radiator, double-glazed window to the rear, built in wardrobe with sliding mirrored door...

**Bedroom** has radiator, double-glazed window to the fore and an internal door to the...

**En-suite** has a shower cubicle, WC, pedestal wash hand basin, radiator, tiled flooring and fully tiled walls...

### Outside

**Double garage** has X2 separate electric roller shutter doors, wall mounted *Vaillant* gas boiler and double-glazed window with obscure glass to the side...

**Garden** has paved patio area with step up to a raised lawn with gated access to the front. To the front of the property is an ample driveway which allows off road parking.

**Tenure** – we are advised the property is Freehold.

**Services** – We are advised all mains services are connected

**Council Tax** – Band F (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

**Anti Money Laundering & Proceeds of Crime Acts:** To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



### Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

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