



**Bartlams**

**148A Birches Road, CODSALL, WV8 2JP**

# Offers in the Region Of £292,000

**A beautifully designed family home, featuring a high level of detail, situated in a desirable residential location. Conveniently located near Birches Bridge, providing easy access to a variety of local amenities with Tettenhall and Codsall Village centers offering extensive facilities in close proximity, with convenient transportation to the city center.**

**Boasting generously sized rooms spread across two floors. Meticulously maintained over the years, it is equipped with modern kitchen and bathroom suites, living room, converted garage to a game/office room, three good size bedrooms, gas-fired central heating, and updated double-glazed windows (the majority replaced in 2021).**

**Freehold. Council Tax Band - C. EPC - D**

- MODERN FAMILY LIVING .
- BEAUTIFUL KITCHEN WITH DINING AREA.
- THREE GOOD SIZE BEDROOMS.
- GOOD SIZE LIVING ROOM.
- OFFICE / GAMES ROOM.
- PRIVATE REAR GARDEN.
- OFF ROAD PARKING.
- DOUBLE GLAZING AND CENTRAL HEATING.



Freehold  
COUNCIL TAX BAND - C  
EPC RATING - D

**NOTICE:** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

**DISCLOSURE:** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

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**PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE**

SIGNED: .....

DATE: .....

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