



3 Riverside Gardens, Codsall, Wolverhampton, WV8 1GL

BERRIMAN
EATON

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A five bedroom detached property providing ideal family accommodation over three storeys in a popular and sought after modern development in Codsall.

LOCATION

Riverside Gardens forms part of a development which lies on the fringes of Codsall village which is a highly regarded South Staffordshire village with a comprehensive range of shopping and leisure facilities and excellent schooling.

Wolverhampton City Centre is within easy reach and communications are excellent with local rail services running from both Codsall and Birches Bridge stations with the mainline connections being available at Wolverhampton and the M54 being easily accessible at Junction 2 facilitating access to Birmingham and beyond.

DESCRIPTION

3 Riverside Gardens is an excellent, modern family home with well-planned and well-proportioned living accommodation over three storeys which has been well maintained and much improved over the years. The property benefits from modern kitchen and bathroom suites of quality, double glazing throughout, gas fired central heating, off street parking and an enclosed rear garden.

ACCOMMODATION

A double glazed door opens into the ENTRANCE HALL with laminate flooring, coved ceiling, storage cupboard and GUEST CLOAKROOM with WC, and wash hand basin with tiled splash back. The LOUNGE is a good size with laminate flooring, coved ceiling, log burner, double glazed window to the front and doorway into the DINING ROOM having laminate flooring, coved ceiling, a door to the kitchen and double glazed French doors into the GARDEN ROOM with double glazed windows and French doors to the rear. The BREAKFAST KITCHEN is well appointed and comprises a range of shaker style wall and base mounted cupboards with fitted worktop, breakfast bar, stainless steel sink and drainer, integrated oven, gas hob with extractor above, integrated under counter fridge and freezer, wall mounted gas central heating boiler, inset ceiling down lighters, double glazed window and door to the rear and a door to the store.

Stairs rise to the FIRST FLOOR LANDING having a built in airing cupboard. BEDROOM TWO is a good size double with a double glazed front window and ENSUITE SHOWER ROOM having a shower cubicle with rainfall shower, wash hand basin, WC, chrome heated towel rail, tiled walls and flooring and a double glazed window. There are THREE further BEDROOMS to the first floor all having fitted wardrobes and double glazed windows. The HOUSE BATHROOM comprises a panelled bath, wash hand basin, WC and double glazed window.

A further set of stairs rise to the SECOND FLOOR LANDING having a double glazed roof light. The PRINCIPAL BEDROOM SUITE comprises a double room with inset ceiling down lighters, eaves storage, double glazed roof lights and dressing area. The SHOWER ROOM is well appointed and comprises a modern suite with a large, tiled shower cubicle with rainfall shower, panelled bath, vanity unit with wash hand basin and draws below, WC, chrome heated towel rail, inset ceiling down lighters, tiled flooring and double glazed roof light.

OUTSIDE

The property has a shaped lawn and Tarmacadam DRIVEWAY to the front affording off street parking and a STORE providing ample storage space. There is gated side access to the delightful REAR GARDEN which is laid to lawn with a paved patio, decked terrace, stocked beds and a garden shed.

We are informed by the Vendors that all mains' services are connected
COUNCIL TAX BAND E – 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 / Ultrafast are available

Mobile – Ofcom checker shows there is some limited and likely coverage indoors with all four main providers having likely coverage outdoors.

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

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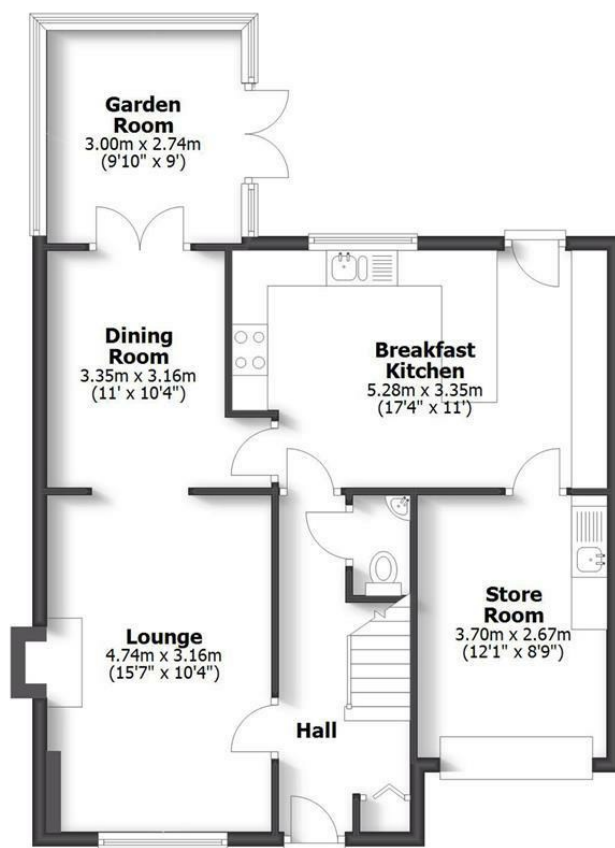
Offers Around
£540,000

EPC: C

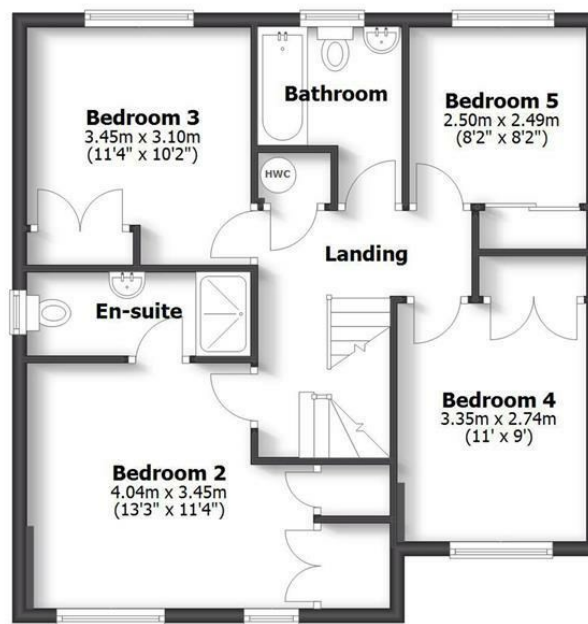
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



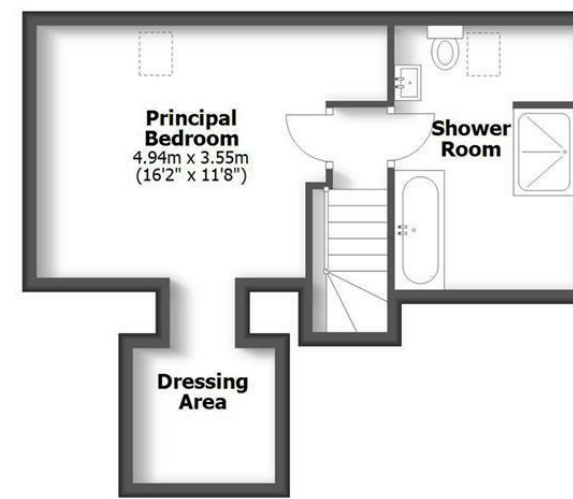
3 RIVERSIDE GARDENS CODSALL



Ground Floor



First Floor



Second Floor

HOUSE: 154.7sq.m. 1665sq.ft.
STORE: 9.9sq.m. 106sq.ft.
TOTAL: 164.6sq.m. 1771sq.ft.

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

