



14 Stretton Gardens, Codsall, Wolverhampton, WV8 1AL

BERRIMAN
EATON

14 Stretton Gardens, Codsall, Wolverhampton, WV8 1AL

A superbly positioned three bedroom detached home which stands at the head of a small and sought after cul-de-sac close to the centre of the village.

LOCATION

Stretton Gardens is a highly regarded road forming part of the Chillington Drive development which lies close to the heart of an extremely sought after South Staffordshire village. Codsall provides a comprehensive array of local amenities including excellent schooling for which the area is renowned.

Wolverhampton is within easy travelling distance and communications are excellent with rail services running from Codsall Station with direct connections to Birmingham and the M54 being within a few minutes' drive facilitating fast access to Shrewsbury, Birmingham and beyond.

DESCRIPTION

14 Stretton Gardens is a detached property which has been well maintained with spacious accommodation with a lounge/dining room, conservatory and kitchen to the ground floor together with three bedrooms and bathroom to the first floor. The property also benefits from off street parking, a garage, enclosed rear garden, gas central heating and double glazing.

ACCOMMODATION

A double glazed door opens into the HALL with a door to the LOUNGE/DINING ROOM with a double glazed bay window to the front, feature fireplace with wooden surround, marble hearth and slips and electric fire, coved ceiling, double glazed sliding doors to the CONSERVATORY having tiled flooring, double glazed windows and French doors to the rear. The KITCHEN comprises wall and base mounted cupboards, integrated oven with gas hob above, space for a washing machine, sink with drainer, double glazed window and door to the side and an understairs storage cupboard.

Stairs rise to the first floor LANDING with a double glazed side window. BEDROOM ONE is a double room with a double glazed rear window and a range of fitted furniture. BEDROOM TWO is a double room with fitted wardrobes and double glazed front window. BEDROOM THREE has a built in storage cupboard and a double glazed front window. The BATHROOM comprises a panelled bath with shower over, WC, wash hand basin, double glazed rear window and a built in airing cupboard housing a wall mounted gas central heating boiler.

OUTSIDE

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

Mobile – Ofcom checker shows there is 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

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

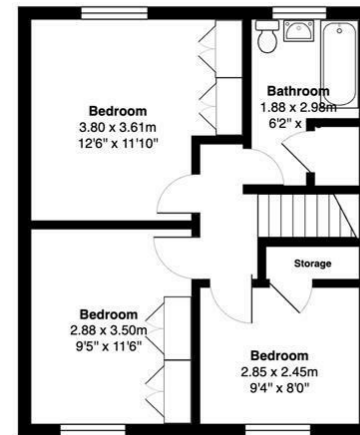
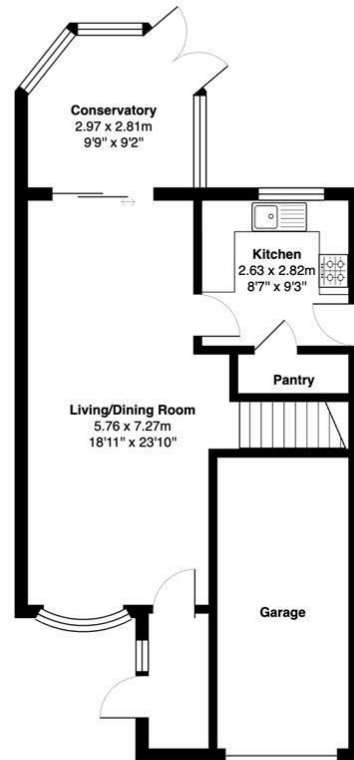
worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£315,000

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: 102.0 m² ... 1098 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 JOEWPHTOGRAPHY.CO.UK)

