



24 Queens Gardens, Codsall, Wolverhampton, WV8 2EP

BERRIMAN
EATON

24 Queens Gardens, Codsall, Wolverhampton, WV8 2EP

With the benefit of planning permission for substantial extensions over both ground and first floors, this three bedroom semi detached property stands towards the head of a sought-after cul-de-sac and has a delightful south west facing rear garden

LOCATION

Queens Gardens is a highly regarded, select cul-de-sac which lies just off Histons Hill in one of the most prestigious and sought after areas within the South Staffordshire village of Codsall. The village centre offers a comprehensive range of shopping facilities which more than amply provides for everyday needs and there is easy access to the more extensive amenities afforded by Wolverhampton City Centre.

Communications are excellent with local rail services running from both Codsall and Birches Bridge stations, there are regular bus services and the M54 is easily accessible (Junction 2). The area is well served by schooling in both sectors and in all age ranges.

DESCRIPTION

The property currently comprises well proportioned two reception room and three bedroomed accommodation which is well presented and well maintained throughout. There are modern kitchen and bathroom suites and double glazed windows.

Planning permission has been granted for a substantial extensions to the side and rear which will create an exceptional family residence with four bedrooms, bathroom and en-suite to the first floor together with a huge living kitchen which will be the focal point of the ground floor.

ACCOMMODATION

A double glazed front door opens into the HALL with black and white chequerboard floor tiling and a GUEST CLOAKROOM with WC with space saver sink, chequerboard floor tiling, coat hooks and a double glazed window to the side. The SITTING ROOM has a double glazed bay window to the front, an original ceramic tiled fireplace and the DINING ROOM is a good room in size with sliding double glazed doors to the CONSERVATORY which is double glazed with black and white chequerboard floor tiling and a door to the garden. The KITCHEN has a range of gloss fronted wall and base mounted cupboards with granite working surfaces and an inset composite sink, a four ring electric hob with built under electric oven and filtration unit above, a concealed washing machine, plumbing for a dishwasher, black and white chequerboard floor tiling, a double glazed window overlooking the garden, a double glazed side door and a useful understairs storage cupboard.

A staircase from the hall rises to the first floor landing with a double glazed window to the side, access to the roof space and an airing cupboard with slatted shelving and wall mounted ferroli gas fired central heating boiler. BEDROOM ONE is a good double room in size with a wide bank of fitted wardrobes and a double glazed window overlooking the rear garden. BEDROOM TWO is also a good double room in size with a double glazed front window and BEDROOM THREE is of a good size with a double glazed window to the front. The BATHROOM has a well appointed, contemporary suite with a bath with stainless steel feet and shower over with waterfall head and separate hose, a vanity unit with inset wash basin, WC with concealed flush and cupboards, part glazed metro tiled walls with an inset mosaic relief, floor tiling, integrated ceiling lighting and two double glazed windows.

OUTSIDE

24 Queens Gardens stands in a lovely position towards the head of the cul-de-sac behind an excellent frontage with a gravel DRIVEWAY allowing parking for several cars, a shaped front lawn and a low built brick boundary wall with stone copings. There is a GARAGE with an elevating door, electric light and power and a courtesy door to the rear garden.

Gated side access from the front opens onto a timber decked path with two garden stores and a large timber decked terrace beyond which provides ample space for external seating and dining. There is a rear lawn with well stocked beds and borders and a timber decked pergola terrace to the rear providing a further seating area with electric light and power.

PLANNING PERMISSION

Planning permission has been granted by South Staffordshire Council for "proposed two storey side extension and single storey rear extension" which will create a large living kitchen out of the current dining room, conservatory and kitchen together with a utility and first floor accommodation including a large principal bedroom suite with a double bedroom and en-suite shower room, three further bedrooms and bathroom and an attached garage.

Application No: 24/00123/FULHH

Date of decision: 4th June 2024

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 / Ultrafast are available

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 risk.

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

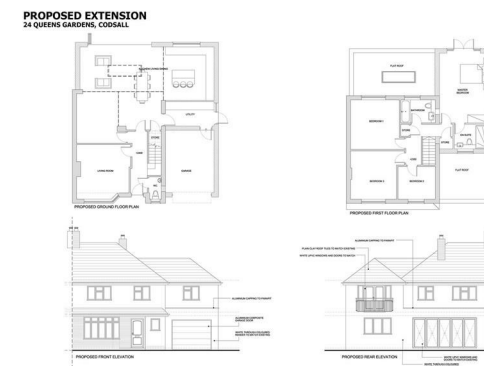
worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£379,950

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.



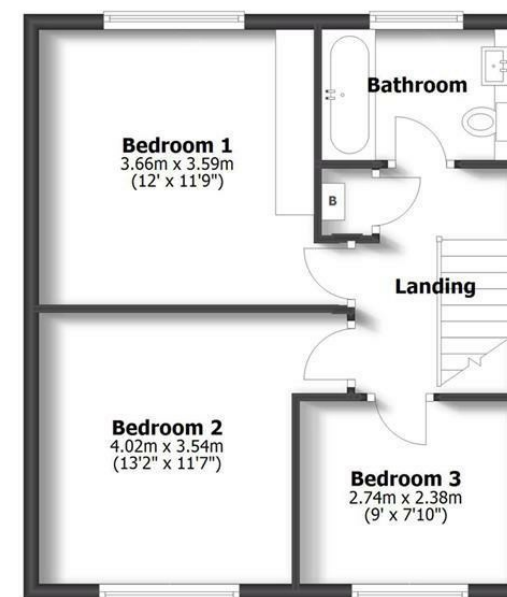
24 QUEENS GARDENS CODSALL

HOUSE: 98sq.m. 1055sq.ft.
GARAGE/OUTBUILDINGS: 23sq.m. 248sq.ft.
TOTAL: 121sq.m. 1303sq.ft.

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



Ground Floor



First Floor

