



6 Gorsty Hayes, Codsall, Wolverhampton, WV8 1PY

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## 6 Gorsty Hayes, Codsall, Wolverhampton, WV8 1PY

A beautifully presented and recently renovated two bedroom semi detached property in a quiet cul-de-sac in the centre of Codsall

### LOCATION

6 Gorsty Hayes lies just off Wolverhampton Road in an ideally situated family home located within walking distance of the centre of Codsall with its comprehensive range of local facilities and with excellent schooling. The Wheel Recreation Park and the village hall playing fields being nearby.

Codsall and Bilbrook train stations have direct services to Shrewsbury, Birmingham and beyond, there are regular bus services and the M54 provides fast access to the motorway network.

### DESCRIPTION

6 Gorsty Hayes has undergone refurbishment in the last year including Karndean flooring, a new kitchen, oak doors throughout, a new fireplace and French doors to the dining room. The property has a contemporary feel and has the added bonus of no upward chain.

### ACCOMMODATION

An open PORCH has a double glazed composite door with windows to either side opening into the HALL with Karndean flooring and a door to the LOUNGE with a double glazed bow window with plantation shutters to the front, Karndean flooring and a gas fire set in a backlit, contemporary marble surround and coved ceiling. The DINING ROOM has double glazed French doors to the rear garden, and a double glazed window to the side, wiring for a wall mounted TV, Karndean flooring, coved ceiling and an internal door to the garage. An open doorway from the hall leads into the KITCHEN with a range of wall and base units with roll top working surfaces with under counter lighting, a ceramic sink and drainer, a four ring gas hob with filtration unit above and glass splash back, integrated double oven and fridge, Karndean flooring, integrated ceiling lighting and a double glazed door and window to the rear garden.

Stairs from the hall with wooden balustrading rise to the first floor landing with access to the loft via a drop down ladder and an airing cupboard with slatted shelving and a radiator. BEDROOM ONE is an excellent size double room with double glazed windows with plantation shutters to the front and coved ceiling. BEDROOM TWO is also a good size double room with a double glazed window to the rear and built in wardrobes and the SHOWER ROOM has a shower cubicle with waterfall head and separate hose, a vanity unit with wash basin, roll top surfaces, cupboards and a WC, Karndean flooring and a double glazed window to the rear.

### OUTSIDE

A DRIVEWAY laid in tarmacadam has a shaped lawn to one side and planted borders. The GARAGE has an up and over door, electric light and power, plumbing for a washing machine and a double glazed courtesy door to the REAR GARDEN with a paved patio with steps and a low rise wall to the shaped lawn with concealing hedges to the rear.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND C – 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 and Ultrafast are available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

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.

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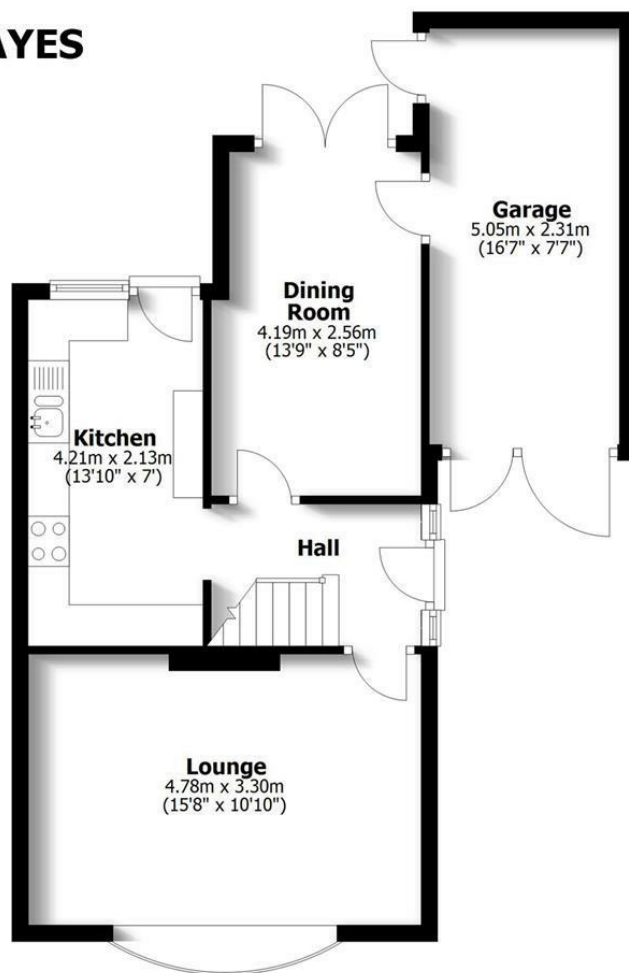
Offers Around  
£309,950

EPC: C

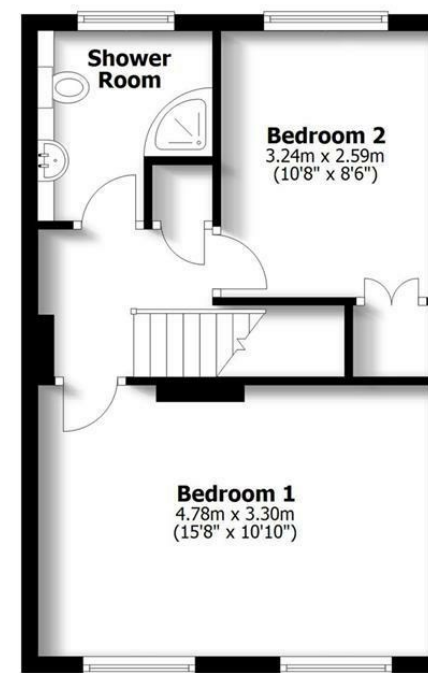
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## 6 GORSTY HAYES CODSALL



Ground Floor



First Floor

HOUSE: 77.5sq.m. 834sq.ft.  
GARAGE: 11.7sq.m. 126sq.ft.  
**TOTAL: 89.2sq.m. 960sq.ft.**

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



