10 Queens Gardens, Codsall, Wolverhampton, WV8 2EP

BERRIMAN
EATON

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A superbly presented three bedroom semi detached property in a desirable location.

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, 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 has been well maintained by the current owners and provides beautifully presented accommodation, comprising a large reception room, breakfast kitchen, guest cloakroom, three bedrooms and a family bathroom. There is off street parking to the front and a delightful garden to the rear.

ACCOMMODATION

A double glazed door opens into the PORCH with tiled flooring, triple glazed windows and a further door to the ENTRANCE HALL having a triple glazed bay window to the front elevation and a GUEST CLOAKROOM with WC, wash basin with vanity cupboards beneath, fitted cabinets and a triple glazed side window. The LOUNGE is a good size with an internal triple glazed window to the porch, wiring for wall lights, fireplace with gas fire and a step up to the DINING AREA with triple glazed sliding patio doors. The KITCHEN comprises wall and base mounted units with fitted work surfaces, freestanding breakfast island, a range style cooker, space for an American style fridge freezer, dishwasher, washing machine and tumble dryer, ceramic sink and drainer and a triple glazed rear window. A double glazed door from the kitchen opens into the side passageway with double glazed front and rear doors and a door to the OFFICE.

Stairs rise to the FIRST FLOOR LANDING with a triple glazed side window and built in airing cupboard. BEDROOM ONE is a dual aspect double room in size with triple glazed windows. BEDROOM TWO is also a double room in size with a triple glazed rear window and BEDROOM THREE has a triple glazed window to the front elevation. The SHOWER ROOM has a shower cubicle with rainfall shower and separate hose, vanity unit with wash basin and drawers beneath, WC, tiled walls and flooring, integrated ceiling lighting, heated towel radiator and a triple glazed window.

OUTSIDE

The property sits behind a block-paved DRIVEWAY, providing off-street parking and a shaped lawn with a low brick wall to the boundary, along with a STORE offering additional storage space.

The REAR GARDEN has a decked terrace, shrubbery and hedges to the borders, and a shaped lawn with paved stepping stones.

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 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 low risk.

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Offers Around
£415,000

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.

10 QUEENS GARDENS
CODSALL

HOUSE:	118.8sq.m.	1279sq.ft.
STORE:	3.1sq.m.	33sq.ft.
TOTAL:	**121.9sq.m.**	**1312sq.ft.**

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