12 Hazel Gardens, Codsall, Wolverhampton, WV8 1BG

BERRIMAN
EATON

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A three bedroomed detached property (one bedroom to the ground floor and two to the first floor which are intercommunicating) requiring a gentle scheme of modernisation. Ideally located in a superb position close to Codsall Village Centre, with convenient access to local amenities and transport links.

LOCATION

The house stands within easy reach of the comprehensive range of facilities available within Codsall Village Centre itself, including excellent schooling for which the area is renowned whilst there is further, easy access to Wolverhampton City Centre. Communications are ideal with local rail services running from Codsall station with direct lines to Birmingham.

DESCRIPTION

12 Hazel Gardens has been well maintained over the years but would now benefit from a gentle scheme of modernisation. The ground floor comprises a reception room, kitchen, bedroom and shower room, the first floor offers two intercommunicating bedrooms and a bathroom. Externally, the property benefits from off-street parking, a garage with utility, and a pleasant rear garden.

ACCOMMODATION

A double glazed door opens into the PORCH, and a further door opens into the LOUNGE/DINING ROOM with a double glazed bay window to the front, a fireplace with gas fire, double glazed rear windows and French doors and a door to the inner hall with a storage cupboard. BEDROOM ONE is a double room in size with fitted wardrobes and a double glazed bay window to the rear elevation. The downstairs SHOWER ROOM has a walk in shower cubicle, wash basin, WC, double glazed window and single glazed door to the garage. The KITCHEN comprises wall and base units with fitted work top, stainless steel sink and drainer, space for an oven, double glazed front window and a single glazed side door to the garage.

Stairs rise to the first floor LANDING with a storage cupboard. BEDROOM TWO is a double room in size with fitted furniture, double glazed window and a door to BEDROOM THREE having built in wardrobes and a double glazed window to the rear. The BATHROOM has a panelled bath with shower over, wash basin, WC, double glazed window and built in airing cupboard.

OUTSIDE

There is a DRIVEWAY providing off street parking and a GARAGE with up and over door and access to the UTILITY having wall and base units, stainless steel sink and drainer, a double glazed window and door to the REAR GARDEN having a paved patio, shaped lawn, stocked beds and a small summerhouse.

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 very low risk.

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www.berrimaneaton.co.uk

Offers Around
£315,000

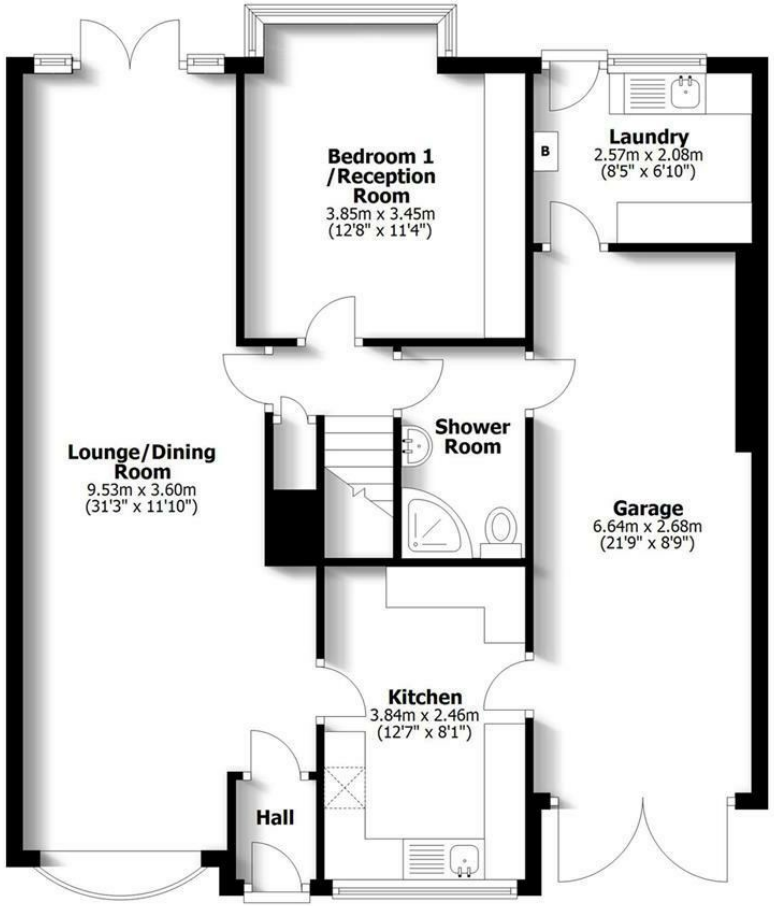
EPC: D

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.

12 HAZEL GARDENS
CODSALL

HOUSE:	108sq.m.	1162sq.ft.
GARAGE:	17.8sq.m.	191sq.ft.
TOTAL:	**125.8sq.m.**	**1353sq.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