

6 Queens Gardens, Codsall, Wolverhampton, WV8 2EP

BERRIMAN EATON



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A beautifully presented three bedroom semi - detached home, ideally positioned in a highly sought-after 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

6 Queens Gardens is a tastefully presented property, offering stylish interiors throughout. To the ground floor, there is a good sized reception room leading through to a conservatory, along with a well-appointed breakfast kitchen and a guest cloakroom. To the first floor, there are three bedrooms and a modern bathroom suite.

Externally, the property benefits from off-street parking to the front, a garage, and a delightful, well-maintained garden to the rear.

ACCOMMODATION

The front door opens into the HALL with a double glazed bay window to the front. There is a GUEST CLOAKROOM fitted with a WC, vanity unit with cupboards beneath, space for understairs storage, and a double glazed side window. The LOUNGE has an inset log burner, a double glazed front window, and sliding doors leading through to the CONSERVATORY which has double glazed windows and French doors opening onto the rear garden. The BREAKFAST KITCHEN is well appointed, comprising shaker-style wall and base units with quartz work surfaces and a breakfast bar. There is a Belfast sink and a range of integrated appliances, including a slimline wine cooler, oven, microwave, and an induction hob with an extractor over. A double glazed door provides access to the rear garden, with an additional door leading into the side passageway.

Stairs rise to the first floor LANDING with a double glazed side window. BEDROOM ONE is a spacious dual-aspect double room. BEDROOMS TWO AND THREE also have double glazed windows. The FAMILY BATHROOM comprises a modern suite with a panelled bath with a rainfall shower over, a vanity unit with a wash basin and drawers beneath, fully tiled walls and floors, a heated towel radiator, integrated ceiling lighting and a double glazed side window.

OUTSIDE

The property enjoys an attractive frontage with a shaped lawn with shrub borders and a DRIVEWAY providing off-street parking. There is a GARAGE offering ample storage space. A side gate gives access to the side passageway with a garden store and a further door opening into the REAR GARDEN which is well maintained and has a shaped lawn, paved patio area, and well-stocked beds and borders.

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.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£415,000

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 QUEENS GARDENS
CODSALL

HOUSE: 101.1sq.m. 1088sq.ft.
GARAGE/LOBBY/STORE: 23.5sq.m. 253sq.ft.
TOTAL: 124.6sq.m. 1341sq.ft.

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











