

Laurels, 11 Vaughan Gardens, Codsall, Wolverhampton, WV8 1AQ

BERRIMAN EATON

Laurels, 11 Vaughan Gardens, Codsall, Wolverhampton, WV8 1AQ

An ideally situated, central village bungalow with contemporary accommodation of the highest calibre

LOCATION

The property stands towards the head of a small cul-de-sac which lies right at the heart of a sought after South Staffordshire village. Codsall provides a comprehensive array of local amenities which are ideal for everyday needs and communications are excellent with regular local bus services, rail services running from Codsall Station and the M54 being nearby.

DESCRIPTION

Laurels was purchased by the current seller in late 2021 and, in 2022, was the subject of substantial works of refurbishment and reconfiguration. The layout of the property was dramatically improved, new kitchen and bathroom suites were fitted and it was partially rewired.

The bungalow now provides flexible accommodation together with ample parking.

ACCOMMODATION

A double glazed front door opens into a PORCH with laminated flooring, double glazed windows to three sides and a glazed door opening into the contemporary open plan living space. There is a fine LOUNGE AREA with decorative fireplace, ceiling coving and a double glazed window to the front and it is open plan through into the well appointed KITCHEN with a full range of wall and base mounted cabinetry, an induction hob with filtration unit above and electric oven beneath, space and plumbing for a washing machine and dishwasher, ceiling coving and two double glazed windows to the side with the entire room having laminated flooring. There is an INNER HALL with a linen cupboard with wall mounted Worcester Bosch gas fired central heating boiler and slatted shelf. The SITTING ROOM has laminated flooring, ceiling coving and double glazed double doors opening into the CONSERVATORY which is fully double glazed with laminated flooring, part timber panelled walls, double glazed doors to the garden and a central heating radiator helping to make the room usable all year round.

BEDROOM ONE is a double room in size with a double glazed window overlooking the rear garden, ceiling coving and a large built in double wardrobe. BEDROOMS TWO and THREE are both well proportioned with laminated flooring, double glazed windows, integrated ceiling lighting and roof lights. The SHOWER ROOM has a well appointed suite with a fully tiled shower with waterfall head and separate hose, a vanity unit with inset wash basin and WC with concealed flush, tiled floor and walls, ceiling coving, a double glazed window to the side and a chrome towel rail radiator.

OUTSIDE

Laurels sits behind a generous frontage with a DRIVEWAY laid in brick paviours providing ample off street parking together with a gravelled corner bed and there is side access to the REAR GARDEN which has been hard landscaped for ease of maintenance with a paved patio and terrace and matured beds and borders.

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.

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
£299,950

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.



Total Area: 91.2 m² ... 982 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHOTOGRAPHY.CO.UK)











