



**6, Stoneleigh Gardens**  
**Codsall, Wolverhampton, WV8 1AR**  
**Offers in the region of £310,000**

6 Stoneleigh Gardens is a three bedroom detached family home set within a highly regarded location in the heart of Codsall village and is offered to market with no upward chain.

Conveniently positioned within short walking distance of local schools, shops and train station, the property occupies a corner plot and briefly comprises living room, dining room, guest wc, spacious kitchen, family bathroom, three double bedrooms along with a garage and driveway for off road parking.

A full modernisation is required throughout offering a blank canvas to create your perfect home. The property has been extended to the rear, with further scope to extend subject to planning permission.



## 6 Stoneleigh Gardens, Codsall, Wolverhampton, WV8 1AR

### LOCATION

Located in a popular residential area in a quiet cul-de-sac, this property is conveniently situated with St. Nicolas C of E, Codsall high school, middle school, leisure centre and village centre all within walking distance. The area is well served by local shops and amenities having good transport links with regular bus services to the surrounding areas and easy access to the M54 and M6 motorways. Codsall train station is also within short walking distance.

### FRONT



Having an area of lawn to the front and side, driveway affording off road parking for up to four vehicles and an attached garage.

### ENTRANCE HALL



Having under stairs storage, radiator and doors to the wc, living room and kitchen. With stairs to the first floor.

### WC

Having pedestal hand washbasin, wc and obscure window to the front.

### LIVING ROOM

16'11" x 10'9" (5.17 x 3.30 )



Having window to the front, gas fireplace and door into the dining room.



### DINING ROOM

14'9" x 10'9" (4.51 x 3.30)



Having radiator, window to the rear and door leading onto the garden.



## 6 Stoneleigh Gardens, Codsall, Wolverhampton, WV8 1AR



### KITCHEN

18'8" x 11'8" (5.70 x 3.56)



Having radiator, built in storage cupboard, wall and base units, integrated gas oven and hob with extractor over and window to the rear.

With space and plumbing for white goods and doors to the garage and the rear garden.

### LANDING

Having loft hatch providing access to the space above, doors to the three bedrooms and family bathroom and obscure window to the side.

### BEDROOM ONE

11'7" x 9'10" (3.55 x 3.00)



Having radiator and window to the rear.





## 6 Stoneleigh Gardens, Codsall, Wolverhampton, WV8 1AR

### BEDROOM TWO

9'7" x 11'2" (2.93 x 3.42)



Having radiator and window to the front.

### BEDROOM THREE

8'9" x 10'11" (2.67 x 3.34)



Having radiator and window to the rear.

### FAMILY BATHROOM



Having a corner shower enclosure, wc, pedestal hand washbasin and a bath. With obscure window to the side.

### GARAGE

22'2" x 8'0" (6.77 x 2.46)

Having an up and over door, workbench, door to the rear and obscure window to the side.

### REAR



An enclosed rear garden, laid to lawn, with external water source.



## 6 Stoneleigh Gardens, Codsall, Wolverhampton, WV8 1AR



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

### COUNCIL TAX BAND - D

South Staffs CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

### FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales

particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

### FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale.

### FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

### POSSESSION

Vacant possession will be given on completion.

### SERVICES

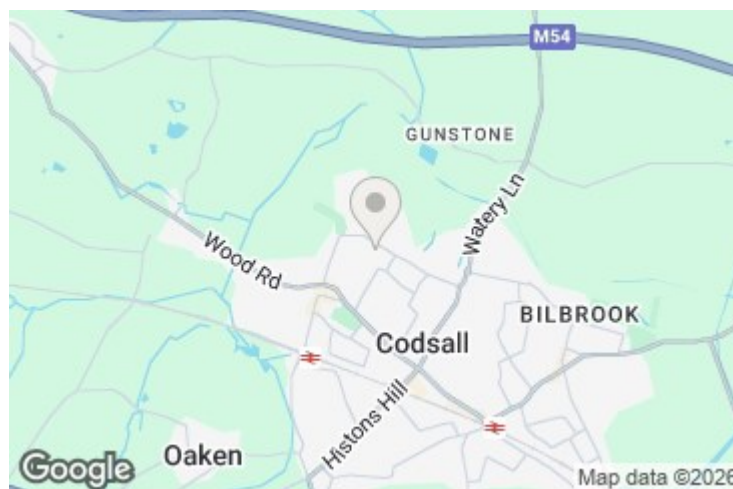
We are informed by the vendor that all mains services are connected.

### TENURE

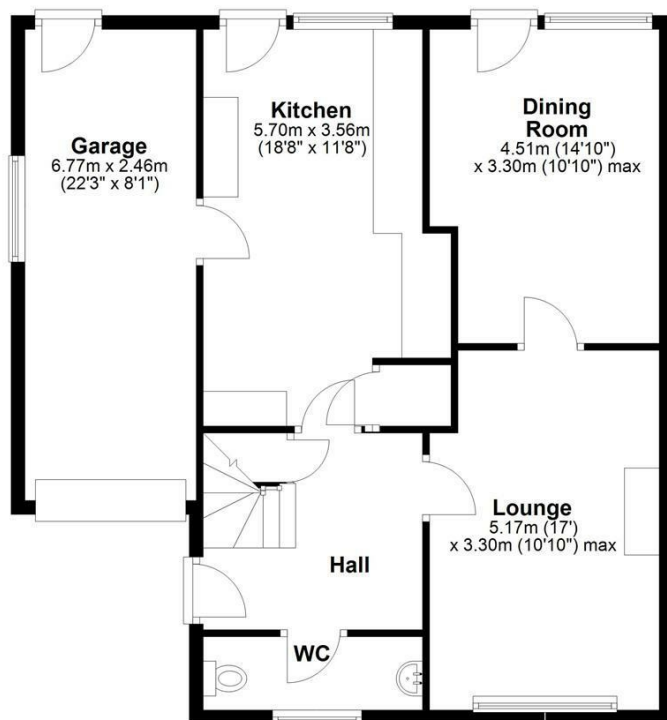
We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

### VIEWING

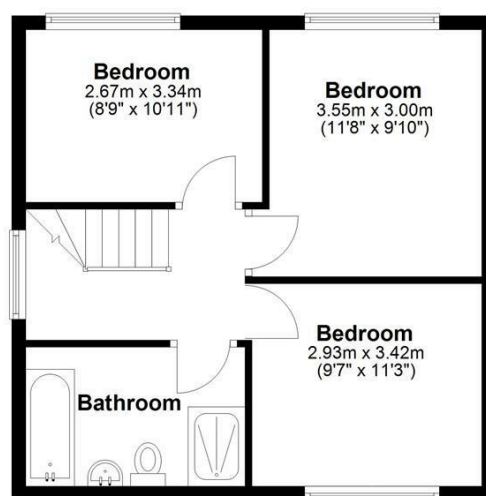
By arrangement through Worthington Estates Codsall office (01902) 847 358.



## Ground Floor




## First Floor



Total area: approx. 124.8 sq. metres (1343.8 sq. feet)

## 6 Stoneleigh Gardens

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 