



**4, Belvide Gardens  
Codsall, Wolverhampton, Staffordshire WV8 1AN  
Offers in the region of £330,000**

AN IMMACULATED PRESENTED THREE / FOUR BEDROOM LINK DETACHED FAMILY HOME OFFERING SPACIOUS LIVING ACCOMMODATION IN A HIGHLY SOUGHT AFTER LOCATION IN CODSALL AND ONLY A SHORT WALK TO THE TRAIN STATION \*NO UPWARD CHAIN\*

Standing in a generous end plot, the property is located in a desirable cul-de-sac location within the South Staffordshire village of Codsall. Offering a comprehensive range of shops and amenities within easy reach, the area is also well served by transport links and the highly regarded St Nicholas primary school is within close proximity.

Exceptionally maintained throughout, the property briefly comprises entrance porch, living room, open plan kitchen/diner, utility, guest W.C, study/playroom, three double bedrooms, modern family bathroom, conservatory, garage, generous driveway, enclosed rear garden and a Summerhouse.

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS LOVELY FAMILY HOME AND ITS LOCATION

**FRONT**



Having a feature lamp post and low maintenance brick driveway affording off road parking for multiple vehicles.

**STUDY/PLAYROOM**

12'4" x 6'6" (3.779 x 2.001)



Having double glazed windows to the front, single central heating radiator and carpeted flooring.

**PORCH**

5'1" x 4'3" (1.554 x 1.309)

An enclosed porch with tiled flooring and door leading into the lounge.

**LIVING ROOM**

14'6" x 11'10" (4.432 x 3.632)



A sizeable room having double glazed bay windows to the front, ceiling coving, feature fireplace with marble surround and a recently installed gas fire, double central heating radiator, carpeted flooring and double doors leading into the kitchen/diner.

**KITCHEN/DINER**

18'11" x 9'5" (5.769 x 2.871)



Having double glazed windows to the rear, double glazed patio doors leading into the conservatory, matching wall and base units, single central heating radiator, part tiled walls, laminate flooring in the kitchen area and carpeted flooring in the dining area, stainless steel Belfast sink, integrated electric oven and gas hob with extractor over and butchers block work surface. With a pantry that houses the alarm control system and door leading into the utility.

**UTILITY**

7'10" x 10'1" (2.404 x 3.096)



**BEDROOM TWO**

10'11" x 9'7" (3.350 x 2.924)



Having double glazed windows to the rear, double glazed door leading into the rear garden, single central heating radiator, laminate flooring, matching wall and base units, integrated dishwasher, door to W.C. and stable doors into the garage.

Another good sized double bedroom, having double glazed windows to the front, single central heating radiator and laminate flooring.

**GUEST W.C.**

5'0" x .2657'5" (1.542 x .810)

Having a close coupled W.C. and vanity unit.

**GARAGE**

16'0" x 8'0" (4.883 x 2.454)

Having laminate flooring, power and lighting.

**BEDROOM ONE**

12'9" x 9'7" (3.895 x 2.935)



**BEDROOM THREE**

8'0" x 9'2" (2.439 x 2.797)



A well proportioned double bedroom, having double glazed windows to the front, single central heating radiator, laminate flooring and built in wardrobe.

A generous double bedroom, having double glazed windows to the rear, laminate flooring, single central heating radiator and built in wardrobe with sliding doors and mirrored frontage.

## BATHROOM

9'8" x 7'6" (2.956 x 2.299)



This contemporary family bathroom has obscure double glazed windows to the rear, tiled flooring, part tiled walls, built in vanity unit, feature heated towel rail, rainfall showerhead within a double walk in shower enclosure, close coupled W.C, wall hung washbasin and a feature free standing bath.

## CONSERVATORY

9'6" x 9'2" (2.898 x 2.811)



Having double glazed windows and door onto the decking, tiled flooring and ceiling mounted paddle fan light.

## REAR



A really pleasant and low maintenance enclosed rear garden, benefitting from astro turf, patio area, recently installed decking, new fence panels and a Summerhouse.

## SUMMERHOUSE

9'4" x 7'3" (2.855 x 2.214)



Having a timer frame, power, lighting and laminate flooring.

## 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

South Staffs CC Tax Band D - 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. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

### **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**

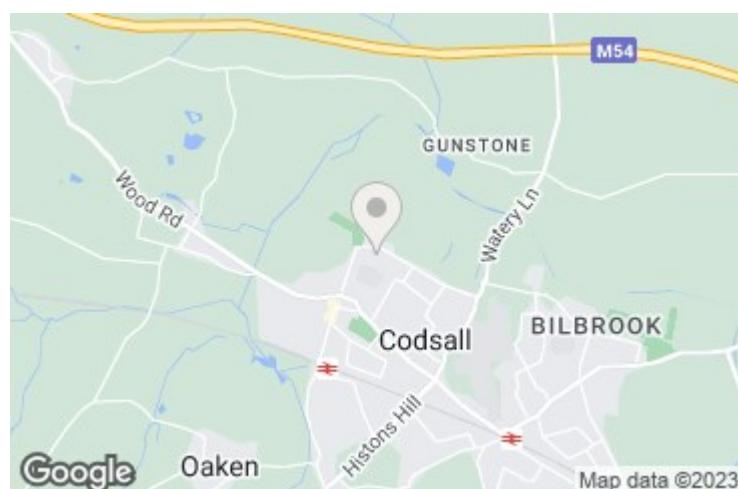
We are informed by the vendor that all mains services are connected.

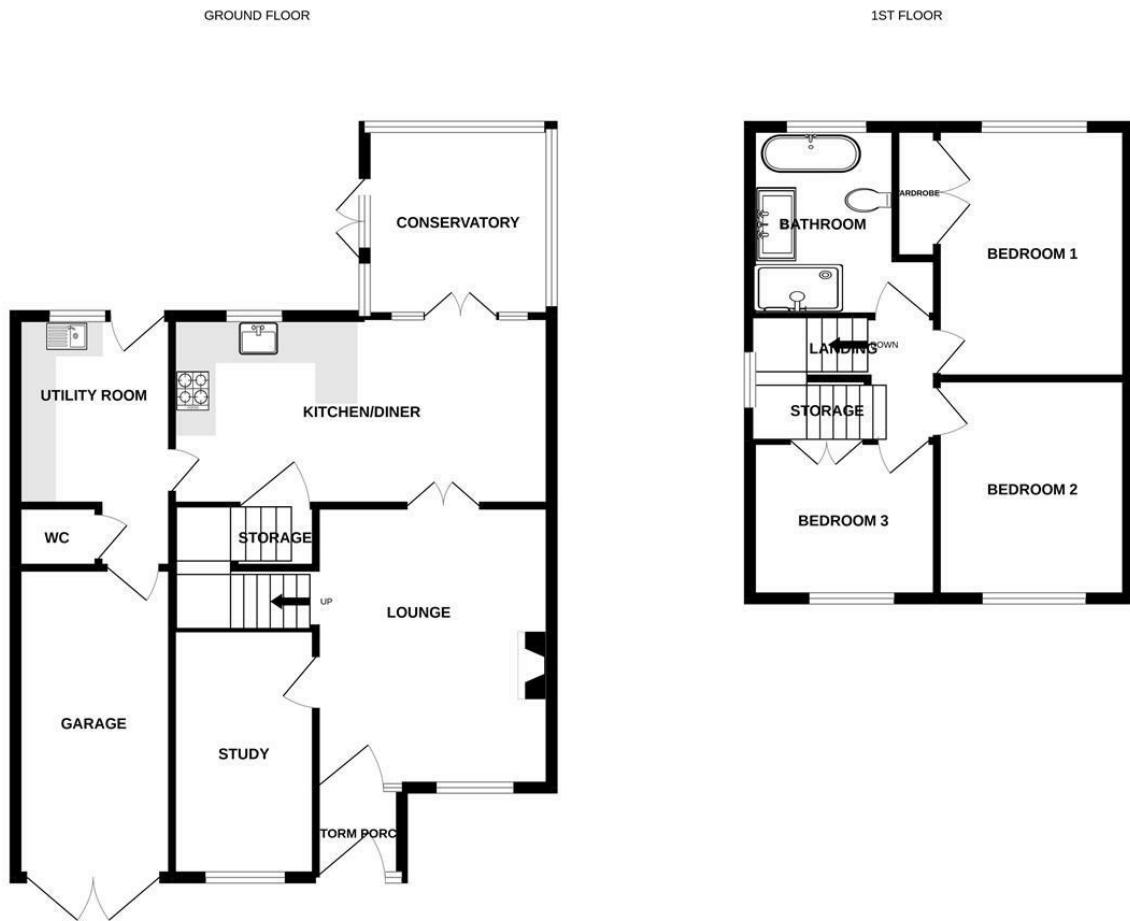
### **TENURE**

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.





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	