

REDUCED



**6, Hazel Gardens
Codsall, Wolverhampton, WV8 1BG**

Offers in the region of £312,000

Offered to the market with no onward chain, this well-maintained three-bedroom link-detached family home occupies a desirable position on the highly regarded Chillington Estate. The property is conveniently located within a short walk of the excellent local shops, schools and amenities in this popular village.

The accommodation briefly comprises an entrance porch, hallway leading into a spacious living/dining room featuring wall-to-wall glazed patio doors that flood the space with natural light, a galley kitchen, ground floor shower room, and a first floor shower room. Externally, the property benefits from a driveway and attached garage. To the rear is a pleasant south-easterly facing garden, ideal for enjoying morning and early afternoon sun.

The home has been well cared for, including a full electrical rewire completed in 2020. It also benefits from double glazing and gas central heating throughout and offers room to extend, subject to the necessary planning permissions.

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LOCATION

Favorably situated in a quiet cul-de-sac, this property is conveniently located with local amenities within short walking distance including the highly regarded local schools, Codsall and Bilbrook train stations, Birches Bridge shopping precinct and Codsall village providing a comprehensive range of shops and amenities including chemists, florists, cafes, restaurants, public houses, banks, supermarkets and a post office. The area is also well served with transport links with the M54 and M6 motorways being easily accessible.

FRONT



Featuring a block-paved driveway providing off-road parking for two vehicles, leading to the entrance porch and attached garage.

PORCH

Having laminate flooring, windows to the front elevation and door into the entrance hall.

ENTRANCE HALL

Featuring laminate flooring, radiator, stairs to the first floor, and doors leading to the living/dining room, kitchen, and storage cupboard.

LIVING/DINING ROOM

15'11" x 15'8" (4.87 x 4.78)



A spacious room featuring carpeted flooring, radiator, plain coving to the ceiling and an electric fireplace with a marble surround, with sliding doors that open onto the rear patio. There is also ample space to accommodate a dining table.



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KITCHEN

10'0" x 8'8" (3.05 x 2.65)



Featuring tiled flooring, radiator, a range of wall and base units and window to the front elevation. The kitchen includes an integrated fridge and freezer, with a door providing access into the garage.



GROUND FLOOR SHOWER ROOM



Accessed via the garage, the room comprises a shower enclosure, hand wash basin and WC.

LANDING

Featuring carpeted flooring, a loft hatch providing access to the space above, and doors leading to the three bedrooms, family shower room and the airing cupboard.

BEDROOM ONE

12'8" x 9'9" (3.87 x 2.99)



Featuring carpeted flooring, radiator, plain coving to the ceiling, and a window to the rear elevation.

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BEDROOM THREE

8'1" x 6'2" (2.47 x 1.88)



Featuring carpeted flooring, radiator, and a window to the rear elevation.

BEDROOM TWO

11'8" x 9'9" (3.56 x 2.99)



A sizeable second bedroom featuring carpeted flooring, radiator, plain coving to the ceiling, and a window to the front elevation.

FAMILY SHOWER ROOM



Featuring lino flooring, radiator, an obscure window to the front elevation, corner shower enclosure, WC, and a hand wash basin set within a vanity unit.



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REAR



A well-maintained south-easterly facing rear garden featuring a paved patio and well stocked borders.



GARAGE

24'4" x 8'4" (7.43 x 2.56)

Featuring an up-and-over door, electric power points, with

plumbing for a washing machine. The garage also includes a window and rear door opening onto the patio area, with the ground floor shower room situated within the garage space.

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

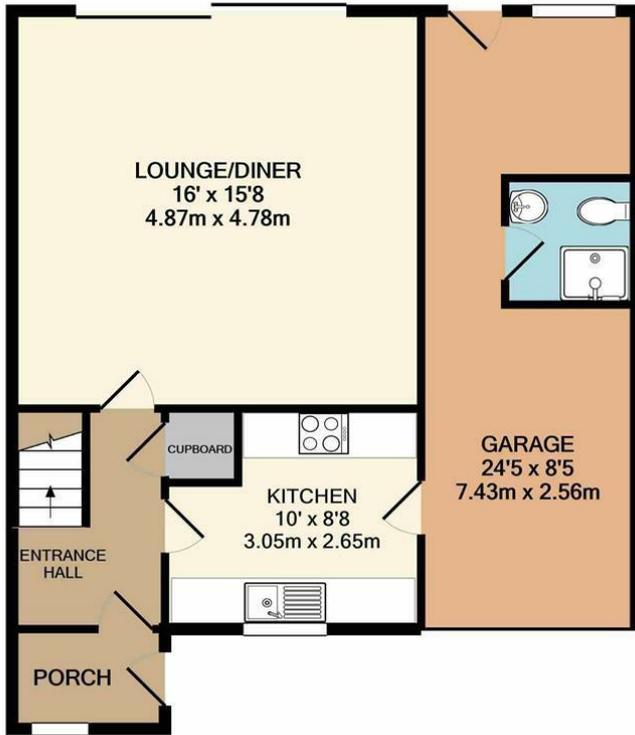
We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

VIEWING

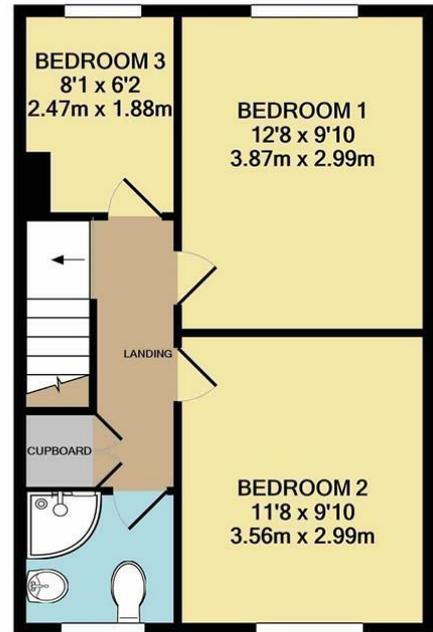
By arrangement through Worthington Estates Codsall office (01902) 847 358.

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GROUND FLOOR
APPROX. FLOOR
AREA 618 SQ.FT.
(57.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(35.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1004 SQ.FT. (93.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	