



30 Bromley Gardens, Codsall, Wolverhampton, WV8 1BE

BERRIMAN  
EATON

# 30 Bromley Gardens, Codsall, Wolverhampton, WV8 1BE

An extended four bedroomed detached property providing generously proportioned accommodation over two storeys situated in a superb location

## LOCATION

Bromley Gardens stands in a highly regarded position within easy reach of the excellent and wide ranging facilities available within Codsall. The more extensive amenities of Wolverhampton are within easy reach, there are regular bus services and local rail services run from Codsall station. The area is well served by schooling in both sectors with Codsall High School being within convenient walking distance.

## DESCRIPTION

30 Bromley Gardens is an excellent detached home that has been thoughtfully extended to offer well-proportioned accommodation throughout. The ground floor comprises a generous lounge, kitchen, dining room, utility room and guest cloakroom. To the first floor there are four bedrooms and a family bathroom. Externally, the property benefits from off-street parking, a detached garage and a delightful rear garden.

## ACCOMMODATION

A double glazed door with side panel opens into the ENTRANCE HALL with a storage cupboard and a GUEST CLOAKROOM with wash basin and WC. The LOUNGE is a superb size with wall panelling, wiring for mounted wall lights and a double glazed door with side panels to the rear. The KITCHEN has wall and base mounted cabinetry, stainless steel sink and drainer, integrated appliances including double oven, hob with extractor fan above, tiled flooring, a double glazed front window and doorway to the SITTING ROOM with laminate flooring, a double glazed window to the front elevation and a door opening into the UTILITY with space for a washing machine and tumble dryer, sink, double glazed door and windows to the rear.

Stairs rise to the first floor LANDING with a double glazed side window. BEDROOM ONE is a double room in size with double glazed windows to the front and dressing area with a range of fitted wardrobes. There are a further THREE BEDROOMS all of which are a good size with double glazed windows. The FAMILY BATHROOM comprises a well appointed suite with a panelled bath and shower over, vanity unit with wash hand basin and cupboards below, WC, heated towel radiator, built in airing cupboard and a double glazed window.

To the front of the property there is a low-maintenance landscaped area with gravelled borders and block-paved path leading around to the off road parking and the GARAGE which has an up and over door and a double glazed door and single glazed window leading to the rear garden.

There is gated side access to the REAR GARDEN which has a large patio and steps leading to a raised area of lawn which has railings, built-in slide, fencing to the borders and raised planter.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND E – 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 and Superfast 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

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

### Bridgnorth Office

01746 766499

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### Wombourne Office

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Offers Around  
£405,000

EPC:

**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.



## 30 BROMLEY GARDENS CODSALL

HOUSE: 108.3sq.m. 1166sq.ft.

GARAGE: 15.6sq.m. 168sq.ft.

**TOTAL: 123.9sq.m. 1334sq.ft.**

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



