27 Queens Gardens, Codsall, Wolverhampton, WV8 2EP

BERRIMAN
EATON

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A superbly located semi detached home providing well proportioned accommodation in an exclusive and sought after address with a superb garden to the rear which has a preferred south westerly aspect

LOCATION

Queens Gardens is a highly regarded, select cul-de-sac which lies just off Histons Hill in one of the most prestigious and sought after areas within the South Staffordshire village of Codsall. The village centre offers a comprehensive range of shopping facilities which more than amply provides for everyday needs and there is easy access to the more extensive amenities afforded by Wolverhampton City Centre.

Communications are excellent with local rail services running from both Codsall and Birches Bridge stations, there are regular bus services and the M54 is easily accessible (Junction 2). The area is well served by schooling in both sectors and in all age ranges.

DESCRIPTION

The property is a fine, semi detached home providing excellent living accommodation which has been well maintained over the years. The main living room was extended many years ago to create a large reception space which has a delightful aspect over the rear garden.

The house benefits from majority double glazing and gas fired central heating and is neutrally decorated throughout.

ACCOMMODATION

An open, tiled PORCH has a glazed front door opening into the HALL with ceiling coving and a GUEST CLOAKROOM with a white suite of WC and wash basin, a wall mounted electric heater and a side window. The PRINCIPAL RECEPTION ROOM has been extended to the rear to create a living room of some note with space for both seating and dining areas. There is a patio door to the garden, a wall mounted gas fire and coved ceiling. There is a SITTING ROOM with a bay window to the front, a decorative brick fireplace with living flame coal effect gas fire and quarry tiled hearth, wiring for wall lights and ceiling coving. The KITCHEN has a full range of wall and base mounted cupboards, a four ring stainless steel gas hob with filtration unit above and built under gas oven and grill, plumbing for a dishwasher, plumbing for a washing machine, an integrated fridge, electric plinth heater, a window overlooking the rear garden, a side door, coved ceiling and a useful pantry with fitted shelving and a window.

A staircase from the hall rises to the first floor landing with a window to the side, access to the roof space and an airing cupboard with hot water cylinder and slatted shelving. BEDROOM ONE is a good double room in size with fitted wardrobes either side of the bed recess with cupboards above, a window overlooking the rear garden, wiring for wall lights and ceiling coving. BEDROOM TWO is also a good double room in size with a window to the front, a fitted wardrobe with cupboard above together with further storage cupboards and fitted book and display shelving and ceiling coving. BEDROOM THREE is a good size room with a window to the front, fitted wardrobe with cupboard above, dressing table with chest of drawers and cupboard above and ceiling coving. The BATHROOM has a fitted, white suite with a panelled bath with electric shower over, WC and pedestal basin, part tiled walls, a rear window together with a further window to the side.

OUTSIDE

The house stands in an excellent plot behind a deep and screened frontage with a DRIVEWAY laid in tarmacadam providing ample off street parking, shaped lawn and screening border to the front. There is a GARAGE with an elevating door, electric light and power and a side door.

Secure access from the drive leads to the delightful REAR GARDEN which is of an excellent size for a property of this nature with a terrace laid in brick setts to the rear of the house with a large and shaped rear lawn beyond with well stocked and matured beds and borders and a brick built garden store. There is an external cold water supply.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – 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.

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www.berrimaneaton.co.uk

Offers Around
£399,950

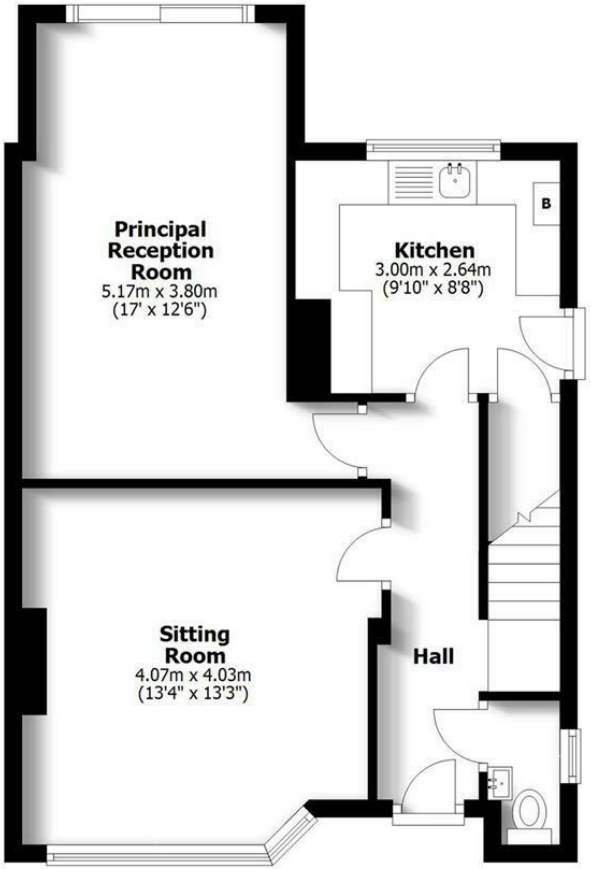
EPC:

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.

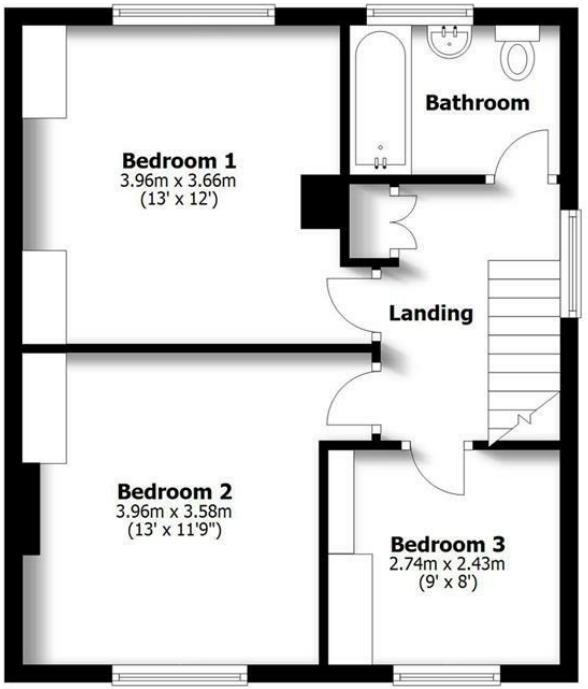
27 QUEENS GARDENS
CODSALL

HOUSE:	94.9sq.m.	1021sq.ft.
GARAGE/STORE:	16.2sq.m.	175sq.ft.
TOTAL:	**111.1sq.m.**	**1196sq.ft.**

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



Ground Floor



First Floor