



16 Princes Drive, Codsall, Wolverhampton, WV8 2DJ

BERRIMAN
EATON

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A well-presented three bedroom semi-detached property in a sought after South Staffordshire village, with the added benefit of a one bedroom self-contained annex

LOCATION

Princes Drive is a sought after cul-de-sac which lies off Princes Gardens in a highly regarded part of Codsall, itself one of the most desirable villages in the environs.

The property is a well presented and well-proportioned semi-detached house standing in a superb plot in a lovely position. The comprehensive range of facilities that are available in Codsall Village are within easy reach as is excellent schooling for which the area is renowned. Rail services run from Codsall and Bilbrook Stations with direct connections to Birmingham and Shrewsbury and the M54 facilitated fast access to Birmingham and beyond.

DESCRIPTION

16 Princes Drive is a well-appointed and well-proportioned family home with three bedrooms, reception room, modern kitchen and bathroom suites, gas fired central heating and double glazing. There is off street parking to the front and a charming rear garden.

The property also benefits from a one bedroom self-contained annex with an open plan living/kitchen, bedroom and a shower room.

ACCOMMODATION

A double glazed front door opens into the HALL with herringbone flooring and a further door opening into the KITCHEN/DINER having a range of wall and base units with fitted work surface, integrated appliances including electric oven and hob with extractor above, stainless steel sink and drainer, space for a dishwasher and fridge freezer, inset ceiling down lights, double glazed windows to two elevations, a wall mounted Worcester Bosch boiler and an open archway into the LIVING ROOM having inset log burner, under stairs storage cupboard and double glazed sliding doors providing a delightful view of the rear garden.

Stairs rise to the LANDNING with storage cupboard and access to loft space. BEDROOM ONE comprises a double room, double glazed rear window and an ENSUITE SHOWER ROOM with shower cubicle, WC, vanity with wash basin and cupboards beneath. BEDROOM TWO is a double room with double glazed window to the front and BEDROOM THREE has a window to the rear elevation. The BATHROOM comprises a well appointed suite of panelled bath with shower over, vanity unit with wash basin and cupboard below, WC, chrome heated towel rail and a double glazed window.

ANNEX

A double glazed front door with side panels enters into the open plan LIVING/KITCHEN comprising gloss wall and base units with fitted work top, stainless steel sink and drainer, integrated electric oven and hob with extractor fan above, integrated fridge freezer, space for a washing machine and tumble dryer, double glazed windows to the side and a door into the DOUBLE BEDROOM having a double glazed rear window and side door. The SHOWER ROOM is well appointed with a tiled shower cubicle, pedestal wash basin with tiled splash back, WC and double glazed rear window.

OUTSIDE

The property offers a pleasant frontage with a low brick wall to boundary, block paved and gravelled DRIVEWAY providing off street parking for several vehicle. The REAR GARDEN is well maintained with paved patio, shaped lawn and stocked beds.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – 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 / Ultrafast are available

Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.

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

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

Offers Around
£375,000

EPC: D

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.



Total Area: 117.3 m² ... 1263 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY.

NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHOTOGRAPHY.CO.UK)

