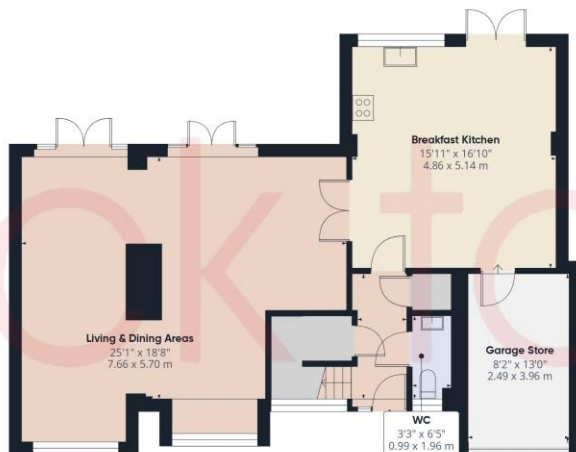


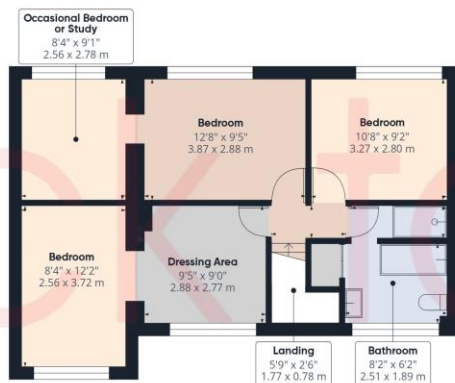


7 Hazel Gardens, Codsall, WV8 1BG

nick tart



Ground Floor



Floor 1



Approximate total area[®]
1527 ft²
141.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Nestled in the heart of Codsall which has an abundance of local amenities, sought after schooling and the convenience of a train station making commutes to Wolverhampton, Birmingham and Shrewsbury deemed excellent, this extended detached property spans a generous 1527 square feet across two floors.

- Extended
- Detached
- Convenient to train station
- Desirable location
- Garage store
- Downstairs WC
- Private rear garden
- Driveway with ample parking

Ground floor

Entrance porch leads to the entrance hall which has a UPVC double-glazed front door and window with obscure glass, wood effect flooring, radiator, X2 storage cupboards, downstairs WC, staircase rising to the first floor and a door to...

Breakfast kitchen which has a matching range of wall and base level units with work surfaces over, 1½ bowl sink unit with mixer tap, plumbing for dishwasher, plumbing for washing machine, breakfast bar with storage units under, X2 sky lights, inset spot lighting, space for an American style fridge freezer, wood effect flooring, UPVC double-glazed window and patio doors lead to the garden and an internal door leads to...

Garage store which has a skylight, up and over door, the benefit of power and light points and a wall mounted gas combination boiler.

Double doors from the kitchen lead to...

Living and dining areas which enjoy X3 radiators, X2 UPVC double-glazed windows to the fore and X2 sets of UPVC patio doors facing the garden.

First floor

Landing which leads to...

Master bedroom which has a dressing area, radiator, UPVC double-glazed window to the fore with a squared opening leading to the bedroom area which has a radiator and UPVC double-glazed window to the fore.

Bathroom which has a suite comprising of a sunken panel bath with mixer tap and shower attachment over, wash hand basin with mixer tap and vanity unit under, WC, inset storage cupboard, shower area, wood effect flooring, fully tiled walls, inset spot lighting and UPVC double-glazed window with obscure glass to the fore.

Bedroom which has a radiator and a UPVC double-glazed window to the rear.

Bedroom which has a radiator and a UPVC double-glazed window to the rear with an archway leading to an occasional **bedroom or study** which has a radiator and UPVC double-glazed window to the rear.

Outside

To the front of the property is a **block paved driveway**.

The rear garden has a patio area, lawn, BBQ and pizza oven perfect for entertaining surrounded by timber fencing.

EPC – E51

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band E (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

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Also at
Ironbridge, Telford, Bridgnorth, Much Wenlock & Newport

