



10 Ashley Gardens, Codsall, Wolverhampton, WV8 1AX

BERRIMAN
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A particularly well located link detached property which has an unusually large rear garden and has been extended twice to the ground floor to create a superb flow of living areas and which affords potential for extensions to the first floor, subject to gaining all of the usual and necessary consents.

LOCATION

The property stands in a lovely position within the cul-de-sac with an open aspect to the front and there is a superb garden to the rear.

Ashley Gardens is a small cul-de-sac standing within the sought after Chillington development and is within easy reach of the wide range of local facilities provided by Codsall itself.

Communications are excellent with Codsall Train Station providing direct services to Birmingham, Shrewsbury and beyond and the M54 (J2) being within easy reach. Furthermore, the area is well served by schooling in both sectors.

DESCRIPTION

10 Ashley Gardens is a substantial, three bedroomed family home which has been extended twice at ground floor level to significantly increase the scope of the accommodation. There is ample scope for extensions to the first floor should buyers so wish and subject to gaining all of the usual and necessary consents and permissions.

The property has been well maintained over the years and is well presented with double glazing and gas fired central heating. The property would benefit from some works of improvement affording buyers the opportunity to make the house "their own".

ACCOMMODATION

An enclosed PORCH with a double glazed front door and double glazed windows has a double glazed door with matching side panel opening into the HALL with a built in cloaks and storage. The LOUNGE is a well proportioned living room with a feature slate chimney piece with living flame coal effect gas fire and slate hearth together with fitted cupboards to one side, sliding double glazed patio doors to the garden and a door to the DINING ROOM which, again, is a well proportioned reception room with ceiling coving, wiring for wall lights and sliding double glazed patio doors to the garden. The KITCHEN has a range of contemporary gloss fronted white units with a range of Bosch appliances including an electric hob with stainless steel filtration unit above, an integrated oven, an integrated microwave and dishwasher, a stainless steel sink, breakfast bar, integrated ceiling lighting, a double glazed front window and an internal door to the garage. A door from the hall opens into the LAUNDRY with contemporary wall and base mounted cupboards, a stainless steel sink set within a butchers block effect work surface, a double glazed window to the side, a double glazed garden door and a CLOAKROOM with a modern white suite with a WC and pedestal basin and a double glazed window to the front.

A staircase from the hall rises to the first floor landing with access to the roof space. BEDROOM ONE is a good double room in size with fitted wardrobes and a double glazed window overlooking the rear garden. BEDROOM TWO is also a double room in size with built in wardrobes and cupboards together with a double glazed window to the front and BEDROOM THREE has a double glazed window overlooking the rear garden and fitted book and display shelving. The SHOWER ROOM has a fully tiled corner shower, WC and pedestal basin, a double glazed window to the front, a chrome ladder towel rail radiator and a linen cupboard with fitted shelving and a Worcester Bosch gas fired central heating boiler.

OUTSIDE

The property stands behind a wide frontage with a DRIVEWAY laid in tarmac providing ample off street parking and a shaped front lawn. There is a GARAGE with an electric roller shutter door, concrete floor, electric light and power, cupboards and work surface and an internal door to the kitchen.

The GARDEN is a feature of the property and is L-shaped meaning it is larger than normal for a property of this type in this location. There is a shaped rear lawn with stocked beds and borders, a patio laid in brick paviours to the rear of the property and further terracing to the side with a greenhouse, garden shed and a substantial SUMMER HOUSE which is an ideal garden room or which could equally be a superb office space for those wishing to work from home.

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 and Superfast are available

Mobile – Ofcom checker shows three of the four main providers cover the area inside and all four cover the area outside

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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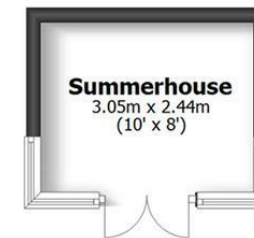
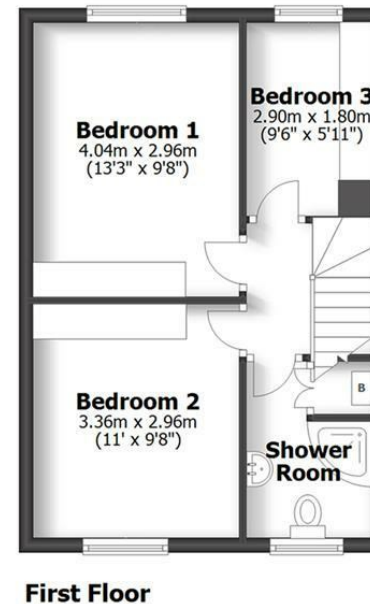
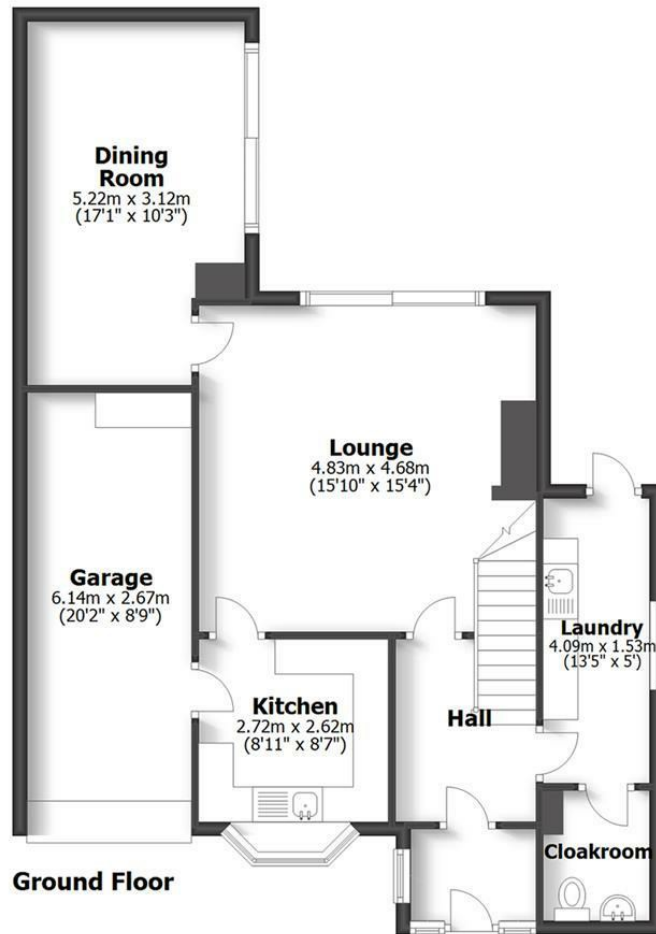
Offers Around
£324,950

EPC: E

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.



10 Ashley Gardens Codsall



HOUSE: 100.4sq.m. 1081sq.ft.
 GARAGE: 16.4sq.m. 176sq.ft.
 SUMMERHOUSE: 7.4sq.m 80sq.ft
TOTAL: 124.2sq.m. 1337sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

