



23 Walton Gardens, Codsall, Wolverhampton, WV8 1AH

BERRIMAN  
EATON

# 23 Walton Gardens, Codsall, Wolverhampton, WV8 1AH

A superbly presented three bedroom mid-terrace with beautiful gardens to the front and rear located in a sought-after residential village close to shops and schooling.

## LOCATION

Walton Gardens is a small cul-de-sac which lies within easy reach of the wide ranging local facilities available within Codsall itself. The area is particularly well served by schooling and Wolverhampton City Centre is within easy reach. Communications are excellent with regular bus services, rail services running from Codsall Station with direct services to both Shrewsbury and Birmingham and the M54 being within a few minutes' drive facilitating fast access to Birmingham and beyond.

## DESCRIPTION

23 Walton Gardens sits behind a flowering front garden. The house is light and airy throughout with a lounge, dining kitchen and conservatory to the ground floor and three bedrooms and a bathroom to the first floor. The kitchen and bathroom are both contemporary and the property benefits from gas central heating and double glazing. The rear garden has been landscaped and there is a garage to the rear.

## ACCOMMODATION

A double glazed PORCH with tiled floor has two storage cupboards and a double glazed French door opens into the HALL with porcelain tiled floor and a glazed door opens into the LOUNGE with a double glazed window to the front, coved ceiling, a gas coal effect fire with formal stone surround with book and display shelving to one side, there is a useful storage cupboard and a glazed door opens into the DINING KITCHEN with a contemporary range of base units and drawers with a stainless steel sink and drainer with a double glazed window over, roll top working surfaces with tiled splash back, integrated dishwasher, space for an electric cooker and fridge freezer, wall shelving and a useful understairs pantry. There is porcelain tiled flooring throughout with ample space for dining and double glazed patio doors open into the CONSERVATORY with double glazed windows and patio doors to the pretty rear garden, there is a concealed space with plumbing for a washing machine and venting for a tumble dryer.

Stairs from the hall rise to the first floor landing with access to the loft and an airing cupboard housing the Vaillant boiler. BEDROOM ONE is a good size double room with a double glazed window to the front and built in wardrobes. BEDROOM TWO is also double in size with a double glazed window to the rear and built in wardrobe. BEDROOM THREE has a double glazed window to the front and the BATHROOM has a panelled bath with shower over, vanity unit with wash basin, cupboards, drawers and WC, heated ladder towel rail, part tiled walls and a double glazed window with plantation shutters.

## OUTSIDE

A path laid in tarmacadam with cottage style, flowering gardens with gravelled beds and raised planters to either side leads to the front door.

The REAR GARDEN was landscaped in 2020 and has a paved terrace with external power and water with steps leading to a gravelled area with planted and flowering borders, a potting area, a gate to the rear and a GARAGE with an up and over door, concrete floor, electric light and power and a courtesy door to the rear garden.

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 broadband is available

Mobile – Ofcom checker shows the four main providers are likely to cover the area outside with limited availability inside

Ofcom provides an overview of what is available

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

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

Offers Around  
£249,950

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.



## 23 Walton Gardens Codsall

HOUSE: 91.2sq.m. 982sq.ft.  
 GARAGE: 13sq.m. 140sq.ft.  
**TOTAL: 104.2sq.m. 1122sq.ft.**

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



