



14 Princes Gardens, Codsall, Wolverhampton, WV8 2DH

BERRIMAN  
EATON

# 14 Princes Gardens, Codsall, Wolverhampton, WV8 2DH

A particularly attractive, gabled detached home standing in a large southwest facing plot in a favoured and sought-after residential address

## LOCATION

Princes Gardens is a fine and highly regarded residential address which lies close to the centre of Codsall, itself a hugely popular South Staffordshire village which benefits from a comprehensive array of local facilities including rail services with direct connections to Birmingham and Shrewsbury. The M54 is within a few minutes drive facilitating fast access to Birmingham and beyond and, furthermore, the area is well served by schooling.

## DESCRIPTION

The property comprises a substantial, detached family home which is being offered for sale for the first time in almost 60 years and which provides well planned and well proportioned accommodation over both ground and first floors. The property was extended over both ground and first floors many years ago to enhance the scope of the accommodation provided but there is ample opportunity for further extensions should buyers so wish, subject to gaining all of the usual and necessary consents.

The house has been well maintained over the years but would now benefit from a gentle scheme of modernisation in order to realise its full potential, affording buyers the opportunity to personalise the house to their own individual tastes and preferences. There is double glazing and gas fired central heating.

## ACCOMMODATION

An enclosed PORCH has a glazed door opening into the HALL with a GUEST CLOAKROOM with WC and wash basin, window to the front and understairs store recess. The PRINCIPAL RECEPTION ROOM is an impressive room in terms of size with patio doors to the garden and a window to the front. There is ample space for both lounge and dining areas, a York Stone feature fireplace with marble hearth and slips, ceiling coving and wiring for wall lights. There is a DINING ROOM with a walk in bay window to the front, York Stone fireplace with cupboards and display shelving to one side, wiring for wall lights and ceiling coving. The BREAKFAST KITCHEN has a range of wall and base mounted cupboards, a four ring gas hob with filtration unit above, double electric oven, plumbing and space for both a washing machine and a dishwasher, a window overlooking the rear garden, a wall mounted Worcester Bosch gas fired central heating boiler and a door into a SIDE LOBBY with a door to the front, an internal door to the garage and being open into the CONSERVATORY which is single glazed with a door to the garden.

A staircase from the hall with a window to the half landing rises to the first floor landing with a range of storage cupboards. BEDROOM ONE is a large double room in size with a light corner aspect with windows to both the side and rear, a vanity unit with inset wash basin with drawers to one side and ceiling coving. BEDROOM TWO is a double room in size with a window to the front and BEDROOMS THREE AND FOUR are both good rooms in size. The BATHROOM has a panelled bath with mixer tap with shower attachment, pedestal basin and WC, tiled walls, access to the roof space and a rear window.

## OUTSIDE

The property stands behind a wide frontage which is laid in herringbone pattern brick pavements providing ample off street parking for several vehicles. There is a gravelled corner bed and a GARAGE with electric light and an internal door to the side lobby.

The REAR GARDEN is a particular feature of the house with a preferred south westerly aspect, gated access to the front, a paved rear terrace with a shaped lawn beyond with well stocked and matured beds and borders providing a leafy, green backdrop with a secondary area of garden beyond which was previously a kitchen garden with beds, a gravelled terrace, a timber garden shed and a greenhouse.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND F – 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 have likely coverage indoor with all four having likely coverage outdoor.

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  
£535,000

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.



**14 Princes Gardens**  
Codrall

HOUSE: 168.4sq.m. 1812sq.ft.  
 GARAGE: 11.5sq.m. 123sq.ft.  
**TOTAL: 179.9sq.m. 1935sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



