



3 Ashley Gardens, Codsall, Wolverhampton, WV8 1AX

BERRIMAN  
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## 3 Ashley Gardens, Codsall, Wolverhampton, WV8 1AX

A three bedroom link-detached property that has been extended to the rear to create a stunning living kitchen with bifold doors opening onto the landscaped rear garden.

### LOCATION

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

3 Ashley Gardens was extended and renovated by the current owners in 2021. New windows and doors were fitted, there was a single storey extension to the rear creating a superb, contemporary living kitchen with integrated appliances, new bath / shower room suites were fitted and the garden has been landscaped creating superb external recreational areas. There is ample parking to the front and the property has been redecorated throughout creating a contemporary feel.

### ACCOMMODATION

An open PORCH has a double glazed door opening into the HALL with laminate flooring and glazed door opens into the LOUNGE with an electric cast iron fire with stone effect surround and hearth, wiring for a wall mounted TV and wall lights, a double glazed bay window to the front, decorative log store, integrated ceiling lighting and a door to the DINING ROOM / STUDY with a double glazed bay window to the front, wood effect panelling to the walls and integrated ceiling lighting. Double doors from the lounge open into the superb LIVING KITCHEN with wood laminate flooring throughout, integrated ceiling lighting, a part glazed roof over the living area, panelled feature wall, a remote control electric fire, wiring for wall lights and bifold doors to the rear garden. The kitchen area has a range of wall and base units with quartz working surfaces, a coordinating island with a butchers block breakfast bar, an undermounted sink with Franke boiling tap, two integrated Zanussi ovens, a five ring electric hob, integrated wine fridge, a corner walk in pantry cupboard, integrated fridge, integrated dishwasher and a bin drawer. The GUEST CLOAKROOM has a WC, wall mounted wash basin with vanity cupboard beneath and a LAUNDRY with a range of wall and base units with plumbing and space for a washing machine, tumble dryer and an under counter freezer, a double glazed door to the rear garden and an internal door to the garage.

Stairs with contemporary wood and glass balustrading rise to the first floor landing with panel effect walls and access to the loft. The PRINCIPAL BEDROOM SUITE is an excellent size double room with a double glazed window and double doors opening onto the roof of the living area. There is a feature panel wall, wiring for a wall mounted TV and an EN-SUITE SHOWER ROOM with a double shower with waterfall head and separate hose, vanity unit with wash basin with cupboards beneath and WC, tiled floor and walls. BEDROOM TWO is a good size double room with panel effect to the walls and a double glazed window to the front and BEDROOM THREE is also double in size with a double glazed window to the front. The BATHROOM has a panel bath with waterfall shower over, a linen cupboard with slatted shelving, part panelling to the walls, wash basin set on a butchers block vanity unit with shelving beneath, part metro wall tiling, integrated ceiling lighting, a second access to the loft and a double glazed window.

### OUTSIDE

3 Ashley Gardens sits behind a DRIVEWAY laid in tarmacadam affording off road parking for several vehicles with a gravelled area to the side and a GARAGE with doors to the drive, electric light and power and an internal door to the laundry.

The landscaped REAR GARDEN has a patio to the rear with awning, raised sleeper beds with shrubs, paved steps rise to two areas of lawn and there is an area of covered raised decked seating area with wooden balustrading and a brick built shed.

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 two of the four main providers have likely coverage indoors with all four having likely coverage outdoors.

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

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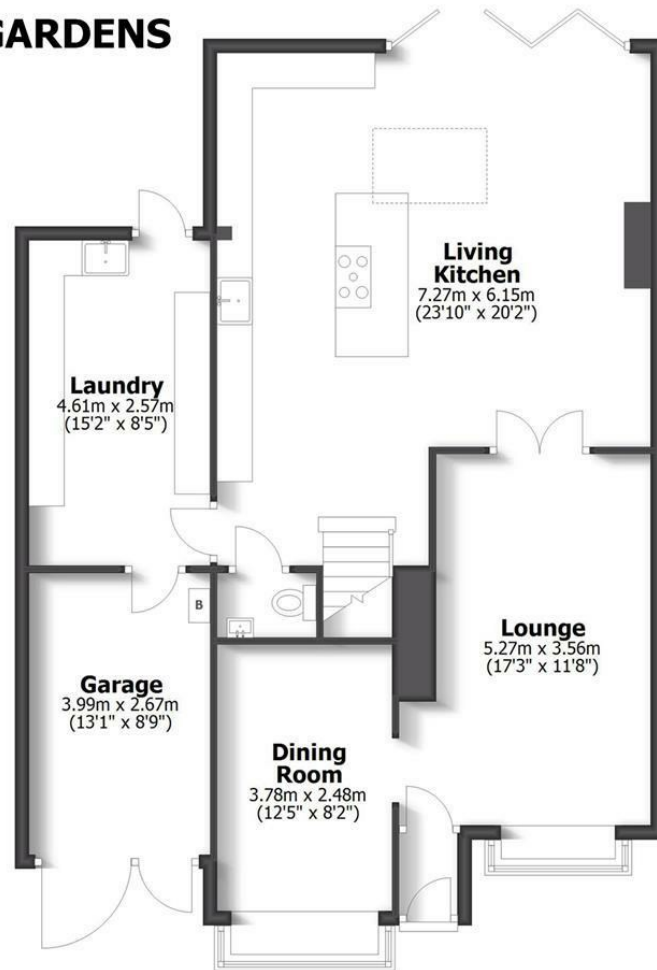
Offers Around  
£450,000

EPC: C

**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.



### 3 ASHLEY GARDENS CODSALL



Ground Floor



First Floor

HOUSE: 141.4sq.m. 1522sq.ft.  
GARAGE: 10.6sq.m. 115sq.ft.  
**TOTAL: 152sq.m. 1637sq.ft.**

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



