



**10, Stoneleigh Gardens
Codsall, Wolverhampton, WV8 1AR**
Offers in the region of £385,000

IMMACULATELY PRESENTED THREE BEDROOM DETACHED FAMILY HOME SITUATED IN THE HEART OF CODSALL VILLAGE

This beautiful property is set within a highly regarded area and provides spacious and sociable family living with local schools, shops and amenities within short walking distance.

The accommodation has been modernised and renovated throughout over recent years and briefly comprises entrance hall, living room, sizeable and extremely well appointed kitchen/diner, utility, ground floor shower room, three bedrooms, family bathroom and integral garage.

This property has been lovingly maintained by its current owners and had a full rewire and new boiler in 2018.

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LOCATION

Located in a popular residential area, this property is conveniently situated with St. Nicolas C of E, Codsall High school, middle school, leisure centre and village centre all within walking distance. The area is well served by local shops and amenities having good transport links with regular bus services to the surrounding areas and easy access to the town centre, M54 and M6 motorways and the i54 Business Park. Codsall train station is also within short walking distance.

FRONT



An attractive and well presented frontage having a large driveway affording off road parking for several vehicles and motion sensed lighting.

ENTRANCE HALL



A spacious and welcoming L shaped entrance hall having tile flooring, radiator, under stairs storage and doors leading into the living room, utility and shower room, with stairs leading to the first floor.

LIVING ROOM

22'5" x 12'9" (6.84 x 3.89)



Having a bow window to the front, two radiators, carpeted flooring, fireplace alcove and sliding doors to the rear opening onto the patio area.



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SHOWER ROOM

7'3" x 4'9" (2.23 x 1.46)



Having tile flooring, fully tiled shower enclosure with thermostatic shower and dual shower heads, concealed cistern w.c, vanity unit with hand washbasin set within, tiled splashback, heated towel rail and obscure window to the rear.

UTILITY

4'4" x 5'6" (1.34 x 1.68)



Having tile flooring, 1.5 stainless steel sink with drainer, matching wall and base units, heated towel rail, laminate worktop and window to the rear. With space and plumbing for washing machine.

KITCHEN/DINER

20'4" x 10'11" (6.22 x 3.33)



A stunning open plan living area having window to the side, vertical designer radiator, tile flooring, island with butchers block top, matching wall, base and drawer units and laminate worktops. With integrated appliances including fridge, freezer, dishwasher, double electric oven with integrated microwave and gas hob with extractor over.

Benefitting from a skylight and bifold doors to the rear which flood the space with natural light. With door leading into the garage.



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BEDROOM ONE

12'9" x 10'7" (3.89 x 3.23)



Having carpeted flooring, radiator, plain coving and window to the front.



LANDING

Having carpeted flooring, decorative coving, window to the side, radiator, loft hatch providing access to the space above and doors into the three bedrooms and the family bathroom.



BEDROOM TWO

9'6" x 10'7" (2.90 x 3.24)



Having carpeted flooring, plain coving, radiator and window to the rear.

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BEDROOM THREE

10'2" x 7'7" (3.12 x 2.32)



Having carpeted flooring, radiator, window to the front and built in wardrobe.



FAMILY BATHROOM

9'6" x 7'11" (2.92 x 2.43)



Having lino flooring, chrome heated towel rail, fully tiled shower enclosure with electric shower, panel bath, pedestal hand washbasin with vanity unit over, close coupled w.c., alcove with shelving for storage and obscure windows to the rear.



GARAGE

9'10" x 10'11" (3.02 x 3.34)

The kitchen/diner has been extended into the garage. This space is currently used for storage and has a tap for use at the front of the property, an up and over door and a side door opening onto the drive.

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REAR



An extremely well maintained enclosed rear garden, having a patio area, wooden garden store, water tap, electrical sockets, borders stocked with evergreens and corner rockery stocked with shrubs and evergreens.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

COUNCIL TAX BAND - D

South Staffs CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

POSSESSION

Vacant possession will be given on completion.

SERVICES

We are informed by the vendor that all mains services are connected.

TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

VIEWING

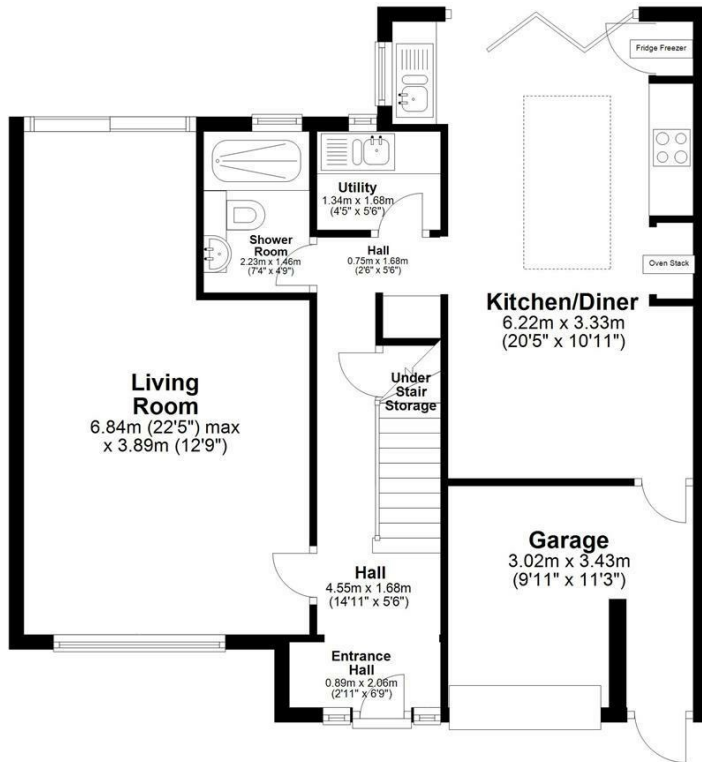
By arrangement through Worthington Estates Codsall office (01902) 847 358.

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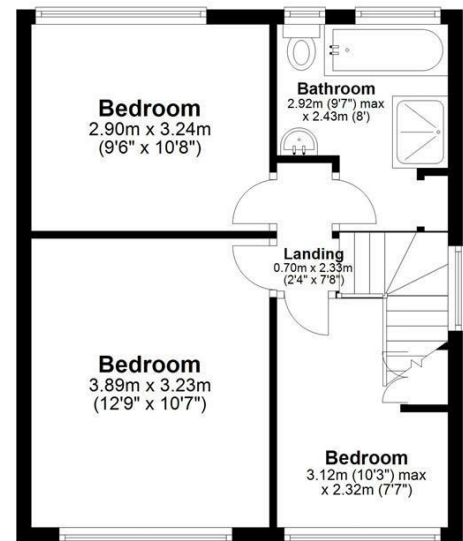
Ground Floor

Approx. 74.5 sq. metres (802.0 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.6 sq. feet)



Total area: approx. 113.7 sq. metres (1223.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	84
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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