



WORTHINGTON ESTATES



**, 11 Vaughan Gardens
Codsall, Wolverhampton, Staffordshire WV8 1AQ**

Offers over £335,000

A STUNNING THREE BEDROOM DETACHED BUNGALOW IDEALLY SITUATED IN THE HEART OF CODSALL VILLAGE

This recently refurbished property briefly comprises entrance hall, stylish and fully fitted kitchen, spacious L shaped kitchen/diner/lounge, a second reception room, conservatory, three good sized bedrooms and a contemporary shower room. The property benefits from low maintenance front and rear gardens and a large driveway providing ample off road parking.

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LOCATION

The village centre is across the road from the property and provides a comprehensive range of shops and amenities. The area is well served by excellent local schools and transport links with Codsall train station also within short walking distance.

FRONT



Situated towards the end of a cul-de-sac, this property has a really pleasant and low maintenance frontage having a block paved driveway suitable for parking for up to 3 vehicles and gated access to the rear of the property.



PORCH

4'2" x 6'3" (1.28 x 1.91)

An enclosed porch having double glazed windows to the front and side, composite door, central heating radiator, laminate flooring and wooden door leading into the kitchen/diner/lounge.

KITCHEN/DINER/LOUNGE

21'1" x 10'8" x 13'1" 180'5" x 7'0" (6.45 x 3.27 x 4.55 x 2.15)



Recently refurbished, this L shaped room is extremely tastefully decorated throughout, having a stylish fully fitted kitchen with modern wall and base units, wine racks, square edge work surface, integrated appliances including an Indesit induction hob with extractor over and electric oven, 1.5 stainless steel sink, double glazed windows to the front and side which fill the room with natural light, laminate flooring, central heating radiator, plain coving and electric fire with timber surround.

INNER HALL

2'7" x 9'2" (0.79 x 2.80)

Having loft access to the roof space above, laminate flooring and doors leading to the family shower room, second reception room and bedroom one.

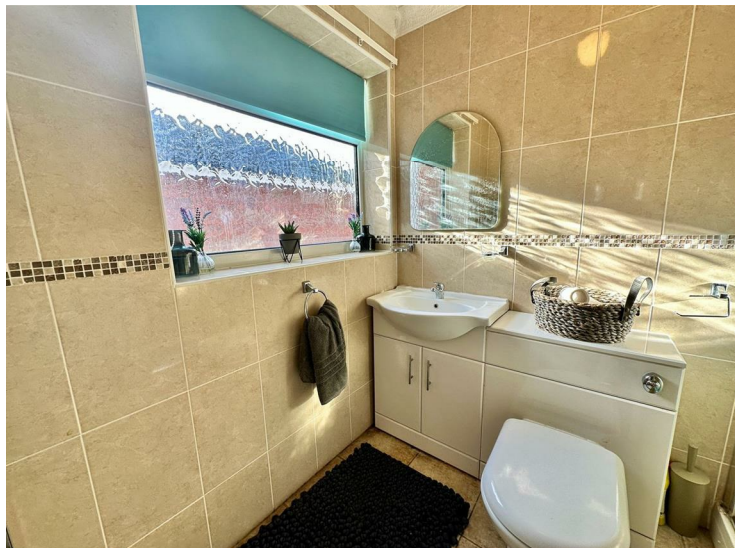
FAMILY SHOWER ROOM

5'10" x 7'0" (1.80 x 2.15)



A contemporary shower room having large shower enclosure with sliding doors and electric shower with dual shower heads, vanity unit with recessed WC and ceramic sink, tiled flooring and chrome heated towel rail.

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BEDROOM ONE

13'8" x 9'4" (4.17 x 2.87)



RECEPTION ROOM

10'8" x 8'5" (3.27 x 2.59)



Having carpeted flooring, central heating radiator, plain coving, double glazed window to the rear and a large built in double wardrobe with sliding doors.

BEDROOM TWO

12'0" x 6'10" (3.68 x 2.10)



A really light, airy and versatile space. Having laminate flooring, plain coving, vertical radiator and doors leading into the conservatory and bedrooms two and three.

Having laminate flooring, inset ceiling spotlights, double glazed window to the rear and sky window.

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BEDROOM THREE

13'0" x 6'10" (3.97 x 2.10)



CONSERVATORY

10'11" x 10'2" (3.33 x 3.10)



Having laminate flooring, built in storage cupboards, inset ceiling spotlights, double glazed window to the front and sky window.



A pleasant addition to this property providing additional living space. Having double glazed windows and French doors opening out onto the rear garden and a ceiling fan.

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REAR



A pleasant and low maintenance, enclosed rear garden. Having beds and borders stocked with shrubs and a patio area.

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 - C

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.

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

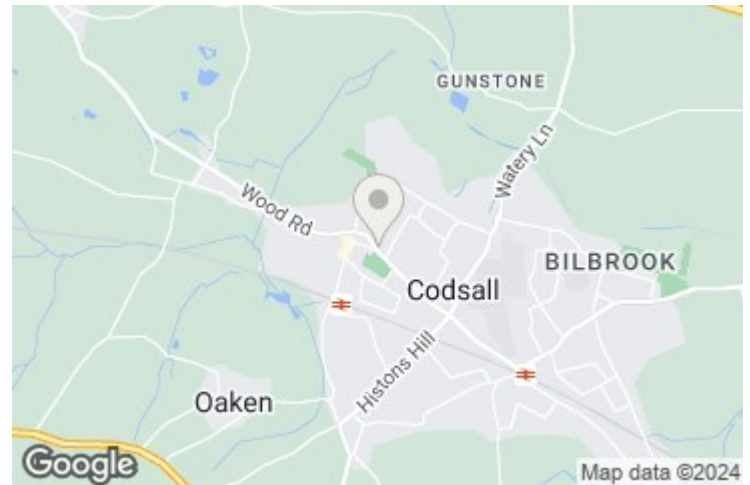
We are informed by the vendor that all mains services are connected.

TENURE

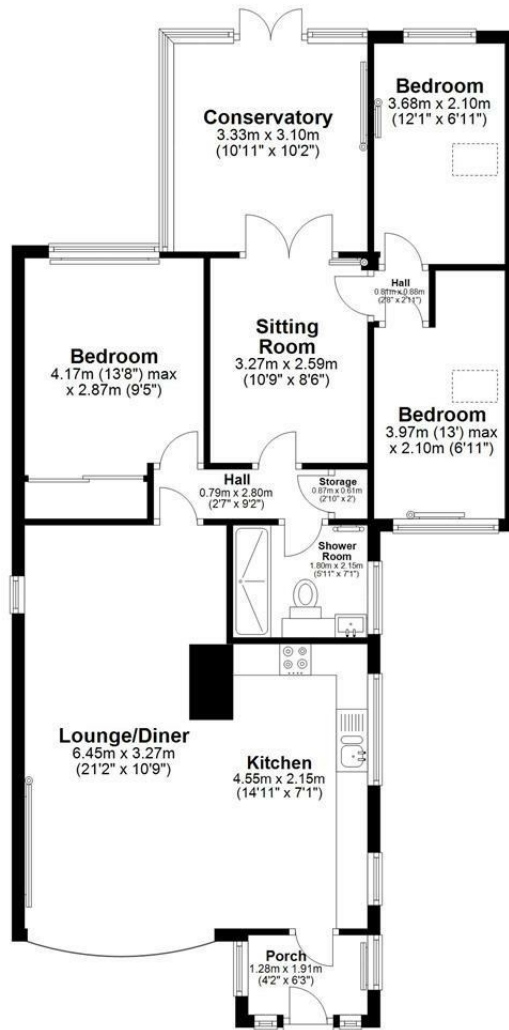
We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

VIEWING

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



Ground Floor
Approx. 90.3 sq. metres (971.7 sq. feet)



Total area: approx. 90.3 sq. metres (971.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	