



**27, Stretton Gardens**  
**Codsall, Wolverhampton, Staffordshire WV8 1AL**  
**Offers in the region of £425,000**

A WELL PRESENTED AND SPACIOUS FOUR BEDROOM DETACHED PROPERTY SITUATED AT THE END OF A PLEASANT AND QUIET CUL-DE-SAC

The property enjoys a convenient location within short walking distance of excellent local schools and amenities in this highly favoured village.

The ground floor accommodation briefly comprises entrance hall, large living room, separate dining room, breakfast kitchen, utility and WC. To the first floor are three double bedrooms, one with an en suite and one with a dressing room, a single bedroom and a family bathroom. The property benefits from off road parking to the driveway, double glazing throughout and an enclosed rear garden.

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### LOCATION

Favorably situated to the end of this quiet cul-de-sac this property is conveniently situated with the busy Birches Bridge precinct and village centre all within walking distance providing a comprehensive range of shops and amenities. The highly regarded High School, Middle School and St Nicholas CE First School are all also within walking distance.

The area is well served by transport links with regular bus services to the surrounding areas and Codsall and Bilbrook train stations also within walking distance.

### FRONT



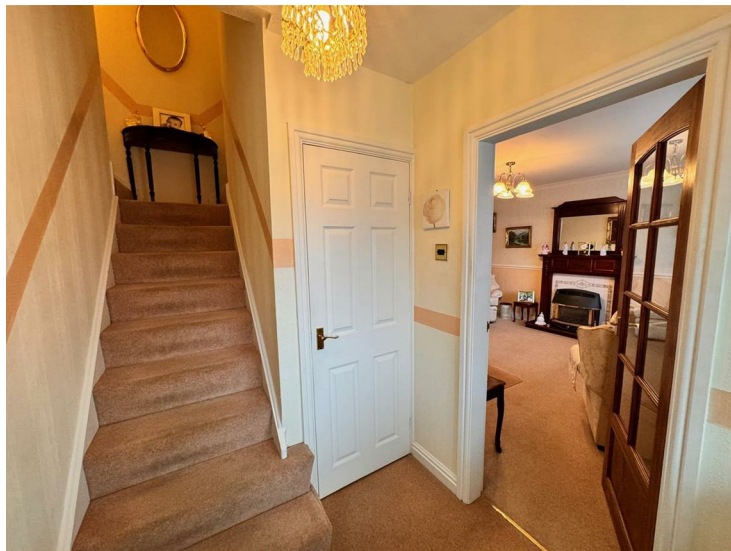
Having a block brick driveway, an area of lawn and side gate providing access to the rear of the property.

### PORCH

An enclosed porch having an obscure front door, windows to the front, carpeted flooring and a further obscure door leading into the property.

### ENTRANCE HALL

5'5" x 5'5" (1.66 x 1.66)



Having carpeted flooring, radiator, door leading into the inner hall/cloakroom and door leading into the living room.

### LIVING ROOM

14'11" x 12'10" (4.56 x 3.93)



A sizable family living room having gas fireplace with tile surround, plain coving to the ceiling, dado rail, radiator, carpeted flooring, window to the front and doors leading into the kitchen and the dining room.



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### DINING ROOM

13'4" x 7'9" (4.08 x 2.37)



Having windows to the rear, carpeted flooring, radiator, door into the kitchen and French doors opening onto the rear patio.



### BREAKFAST KITCHEN

14'3" x 21'9" (4.35 x 6.64)

A well-proportioned kitchen having matching wall, base and drawer units, roll top laminate work surfaces, stainless steel sink, tile flooring, window to the rear and ample space for a dining table. Benefitting from integrated appliances including a gas oven and hob with extractor over and a larder providing useful storage space. With doors leading into the utility and the inner hall/cloakroom.



### UTILITY

9'2" x 8'0" (2.81 x 2.46)

Having tile flooring, radiator, plumbing for dishwasher and washing machine, stainless steel sink, laminate roll top work surfaces, window to the rear and doors leading to the WC, garage and rear patio.

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### WC

2'9" x 4'9" (0.85 x 1.45)



Having tile flooring, back to wall WC and hand washbasin set within vanity unit.

### INNER HALL/CLOAKROOM

9'2" x 2'5" (2.80 x 0.74)

Leading from the kitchen into the hallway, having carpeted flooring.

### LANDING

Having carpeted flooring, loft hatch providing access to the space above and doors to the family bathroom and four bedrooms.

### BEDROOM ONE

13'3" x 10'9" (4.04 x 3.30)



An impressive principal bedroom having window to the front, radiator, carpeted flooring, a range of fitted wardrobes and archway leading into the dressing room.

### DRESSING ROOM

10'4" x 7'10" (3.15 x 2.40)



A majestic dressing room having radiator, carpeted flooring, fitted wardrobes, drawers and dressing table and window to the front.



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### BEDROOM TWO

9'5" x 10'10" (2.88 x 3.31)



Having carpeted flooring, radiator, built in wardrobes and window to the rear.

### ENSUITE

5'10" x 4'4" (1.80 x 1.34)



Having carpeted flooring, back to wall w.c, hand washbasin set within vanity unit and a corner shower.

### BEDROOM THREE

9'10" x 8'0" (3.02 x 2.45)



Having carpeted flooring, radiator, window to the front and door into the en suite.

### BEDROOM FOUR

9'4" x 8'0" (2.86 x 2.46)



Having carpeted flooring, radiator, built in bookshelf with storage, loft hatch providing access to the space above and window to the rear.

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### FAMILY BATHROOM

9'5" x 7'10" (2.88 x 2.40)



Having lino flooring, obscure windows to the rear, fully tiled walls, panel bath, recessed shower enclosure and back to wall suite consisting of WC and hand washbasin.



### GARAGE

16'8" x 8'2" (5.10 x 2.49)

Having an up and over door, shelving and electricity.

### REAR



A well maintained and enclosed rear garden, laid to lawn and with a patio area.



### COUNCIL TAX BAND - E

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.

### VIEWING

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

### 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.

### SERVICES

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

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### POSSESSION

Vacant possession will be given on completion.

### FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale.

### 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.

### 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.

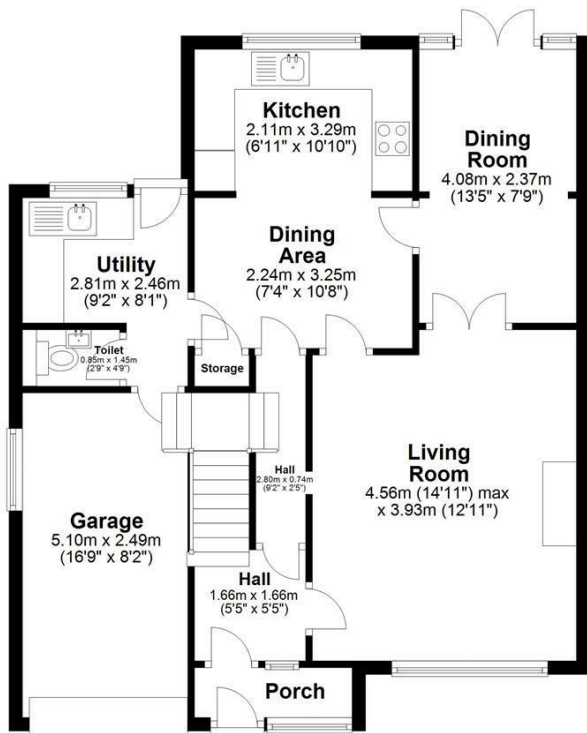
### FREE MARKET APPRAISAL

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.



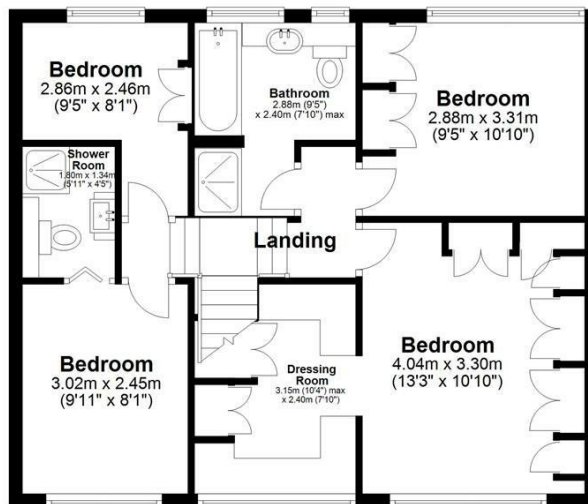
### Ground Floor

Approx. 74.0 sq. metres (796.1 sq. feet)



### First Floor

Approx. 58.4 sq. metres (628.8 sq. feet)



Total area: approx. 132.4 sq. metres (1425.0 sq. feet)

| Energy Efficiency Rating                    |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                         |           |           |
| (92 plus) <b>A</b>                          |                         |           |           |
| (81-91) <b>B</b>                            |                         |           |           |
| (69-80) <b>C</b>                            |                         |           |           |
| (55-68) <b>D</b>                            |                         |           |           |
| (39-54) <b>E</b>                            |                         |           |           |
| (21-38) <b>F</b>                            |                         |           |           |
| (1-20) <b>G</b>                             |                         |           |           |
| Not energy efficient - higher running costs |                         |           |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | <b>67</b> | <b>82</b> |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |