



WORTHINGTON ESTATES



The Farthings, 52 Bakers Gardens Codsall, WV8 1HA

Offers in the region of £550,000

Introducing "The Farthings", an absolutely stunning four bedroom detached family home situated in the heart of Codsall village.

Set within a highly regarded cul-de-sac every room in this beautiful property is filled with natural light thanks to the array of windows throughout this family home. The accommodation is bright, airy and extremely spacious and briefly comprises entrance hall, a large L shape lounge/dining room, well appointed breakfast kitchen, utility, guest wc, study, four bedrooms, three of which are doubles with an en-suite off bedroom two, family bathroom, integral garage and a stunning landscaped garden to the rear with fields beyond providing a really beautiful outlook.

Located just a stones throw from Codsall village, the property is just a short walking distance to the local shops, amenities, schools and both Codsall and Bilbrook train stations.

The property benefits from a driveway affording off road parking for several vehicles, double glazing and central heating throughout and no upward chain.

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FRONT



An immaculately presented frontage with huge kerb appeal, having a block brick driveway leading to the garage, front door and to the side gate which provides access to the rear of the property. With a large canopy porch and an area of lawn stocked with shrubs and evergreens.

LOUNGE/DINING ROOM



A fabulous L shaped space having carpeted flooring, plain coving to the ceiling, three radiators and gas fireplace with marble surround. With sash window to the front and two to the rear, flooding the room with natural light, and door opening onto the rear patio.

ENTRANCE HALL



A really welcoming and spacious entrance hall having carpeted flooring, radiator and doors leading into the lounge/dining room, study, breakfast kitchen and guest wc.



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dining area, matching wall and base units, laminate worktops and doors leading into the pantry and utility.

Benefitting from integrated appliances including fridge, freezer, dishwasher, gas hob and gas oven.



BREAKFAST KITCHEN



An L shaped breakfast kitchen having carpeted flooring, radiator, two windows to the rear, serving hatch into the

STUDY



Previously used as a guest bedroom, this is a really generously proportioned room, having carpeted flooring, radiator, window to the front and door opening into the garage.

GUEST WC



Having tile flooring, part tiled walls, radiator, wall hung washbasin and close coupled wc.

UTILITY



Having tile flooring, radiator, matching wall and base units, stainless steel sink and door opening onto the side of the property. With space and plumbing for washing machine.

LANDING



Having carpeted flooring, radiator, two sash windows to the front, doors to the airing cupboard, the four bedrooms and family bathroom. With loft hatch providing access to the space above which is partially boarded and has power and ladders.

BEDROOM ONE



Having carpeted flooring, radiator, plain coving to the ceiling, fitted wardrobes with overhead storage and dressing table. With two sash windows to the rear presenting a delightful view over the fields beyond.

BEDROOM TWO



Having carpeted flooring, radiator, plain coving to the ceiling, three double built in wardrobes and two sash windows to the rear, again with views over the fields beyond. With door leading into the en-suite.



EN-SUITE



Having tile flooring, radiator, close coupled wc, vanity unit with hand washbasin set within and a recess shower enclosure.

BEDROOM THREE



Having carpeted flooring, radiator, plain coving to the ceiling, built in double wardrobe and also fitted overbed wardrobe and two sash windows to the front.



BEDROOM FOUR



Having carpeted flooring, plain coving to the ceiling, radiator, two built in wardrobes and sash window to the front.



GARAGE

Having an electric up and over door, power, window to the side and door opening onto the side of the property.

FAMILY BATHROOM



Having tile flooring, radiator, panel bath, pedestal hand washbasin, bidet, close coupled wc and obscure sash window to the side.

REAR



An absolutely stunning rear garden, laid to lawn. Having a paved patio area, water supply, wooden garden store and borders stocked with shrubs, plants and evergreens. With a decorative stone wall to the rear of the garden with a paved area beyond with evergreens and shrubs.



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 - G

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.

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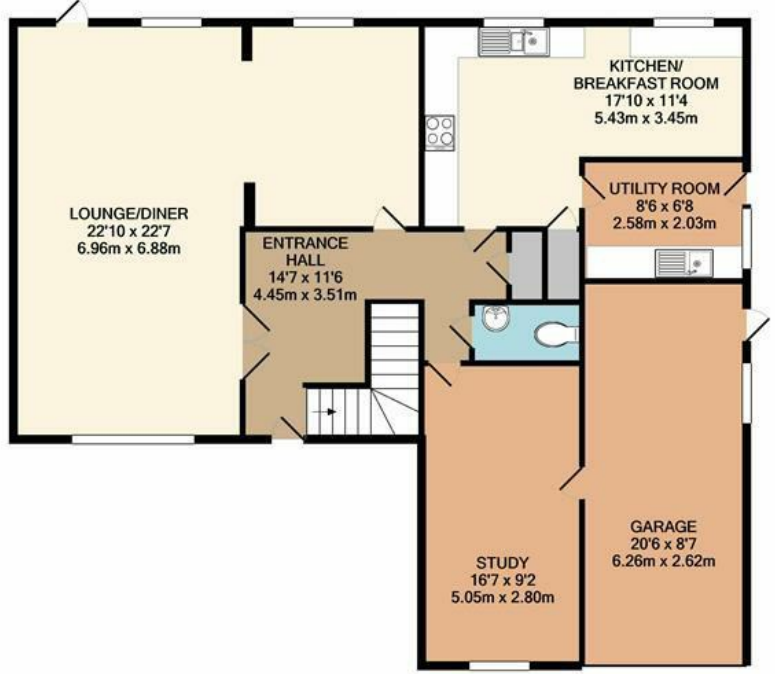
SERVICES

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

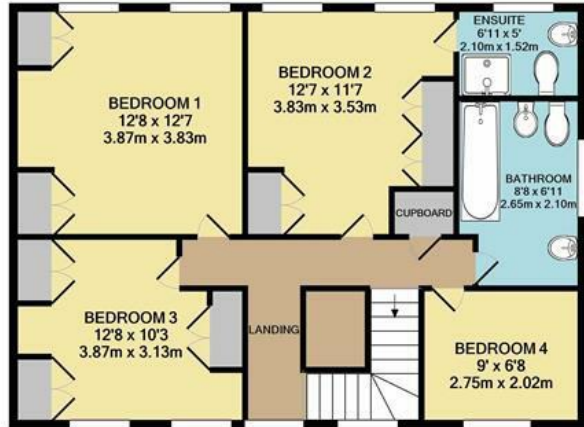
TENURE

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.





GROUND FLOOR
 APPROX. FLOOR
 AREA 1136 SQ.FT.
 (105.5 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 712 SQ.FT.
 (66.1 SQ.M.)
 TOTAL APPROX. FLOOR AREA 1848 SQ.FT. (171.6 SQ.M.)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(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