



**11 Mount Gardens  
Codsall, WV8 1PS**

**Offers in the region of £285,000**

AN IMMACULATELY PRESENTED 3 BEDROOM SEMI DETACHED FAMILY HOME - OFFERED TO MARKET WITH NO UPWARD CHAIN

Ideally placed in the heart of Codsall village, this impressive property has been fully refurbished throughout over recent years and briefly comprises entrance hall, a light filled living room with dining area, fitted kitchen, three bedrooms and a family bathroom. The accommodation further benefits from an enclosed south facing rear garden, a detached brick built single garage, gas central heating, double glazed windows throughout installed in 2021 and a new boiler and rewire in 2017.



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### LOCATION

Located in the village centre with a comprehensive range of shops and amenities on your doorstep. The area is well served by excellent local schools and transport links with Codsall train station within short walking distance.

### FRONT



The property sits well on its corner plot having a well proportioned front garden, steps and paving leading to the front entrance door and side gate.

### ENTRANCE



A welcoming entrance hall having radiator, stairs to the first floor and doors leading to the living/dining room and storage cupboard.

### LIVING/DINING ROOM

23'8" x 11'0" (7.23 x 3.36)



A well proportioned and comfortable living/dining room with ample space for a full size dining table. Having a media wall with feature electric fire, two radiators, door to the kitchen and dual aspect windows to the front and rear filling the room with natural light.





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### KITCHEN

10'1" x 8'6" (3.09 x 2.61)



A modern fitted kitchen having shaker style wall and base units, square edge work surfaces, 1.5 bowl stainless steel sink with drainer and mixer tap, radiator, window to the rear and door to the side opening out to the rear garden.

The kitchen benefits from integrated appliances that include a fridge freezer, electric oven, four burner gas hob and a stainless steel extractor over. With space and plumbing for washing machine.



### LANDING

Having loft hatch giving access to the roof space above, window to the side and doors leading to the three bedrooms, family bathroom and airing cupboard.

### BEDROOM ONE

11'6" x 9'1" (3.52 x 2.79)



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



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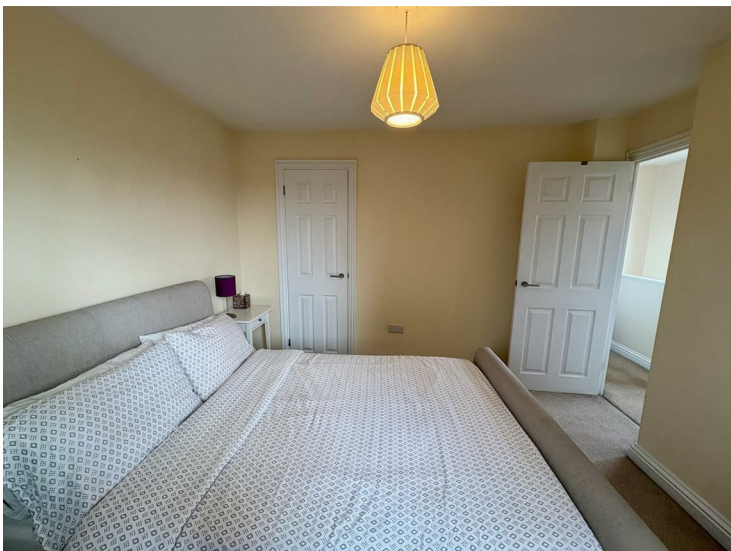
**BEDROOM THREE**  
8'0" x 7'4" (2.44 x 2.24)



**BEDROOM TWO**  
9'5" x 10'1" (2.89 x 3.08)



A second double bedroom having built in wardrobe, radiator and window to the rear.





## FAMILY BATHROOM



A contemporary family bathroom having panelled bath with dual showerheads over, pedestal hand washbasin, close coupled WC, chrome heated towel radiator, part tiled walls and an obscure window to the rear.

## REAR



To the rear is an enclosed south facing garden. Having brick boundary wall, patio, lawn, water source, electrical sockets, gravel border and a rear gate leading to the single garage beyond.



## 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

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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

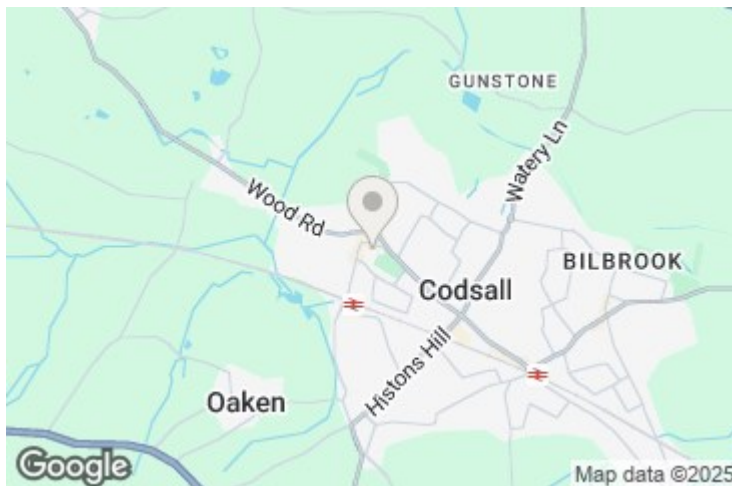
We are informed by the vendor that all mains services are connected.

### TENURE

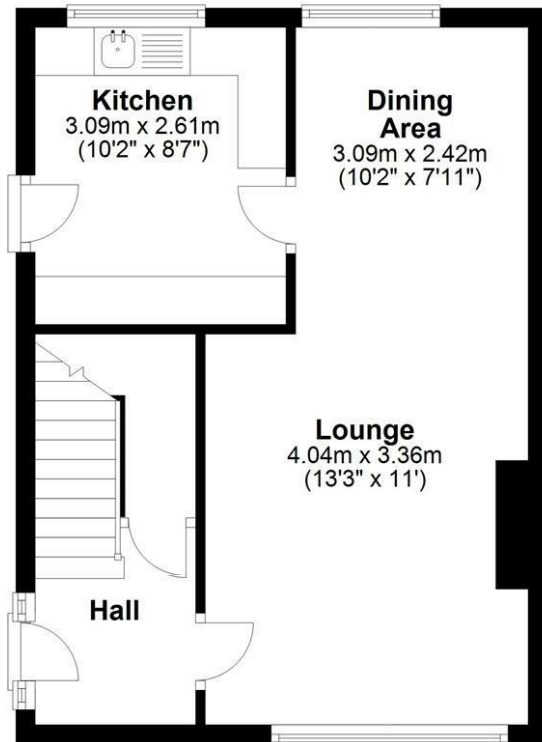
We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

### VIEWING

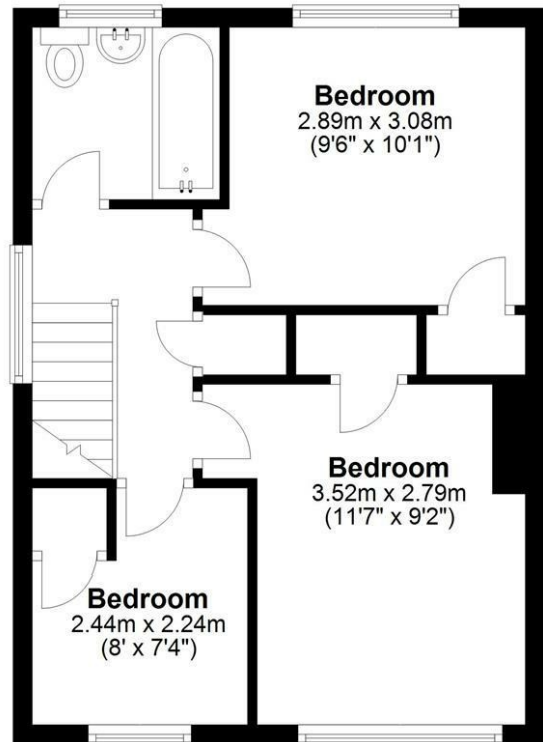
By arrangement through Worthington Estates Codsall office (01902) 847 358.



## Ground Floor




## First Floor



Total area: approx. 74.2 sq. metres (799.0 sq. feet)

## 11 Mount Gardens

### 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		
	65	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### 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>		
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