



37, Princes Drive
Codsall, Wolverhampton, Staffordshire WV8 2DJ
Offers in the region of £475,000

A SPACIOUS THREE BEDROOM DETACHED FAMILY HOME OFFERING WELL LAID OUT LIVING ACCOMMODATION AND A LARGE PRIVATE GARDEN TO THE REAR

The property enjoys a quiet cul-de-sac position within a short walking distance of excellent local amenities in this highly favoured village.

The accommodation briefly comprises porch, entrance hall, a comfortable family living room, sitting room, modern kitchen, dining room, utility room, guest cloakroom with WC, a large conservatory, stylish family bathroom and three bedrooms. The property benefits from an attached single garage, generous off road parking to the front drive and a good size enclosed garden with an insulated garden office, a sauna and an open timber frame garden bar.

Benefitting from gas central heating and double glazing throughout. Planning permission has previously been granted for a single storey side and front plus second storey side extension (now lapsed) - application number 19/00288/FUL

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LOCATION

The property sits well at the end of Princes Drive, a highly regarded cul-de-sac just off Princes Gardens with a comprehensive range of excellent local shops and schools with the first school, middle and high school all within walking distance. The train station and bus services are readily on hand. Wolverhampton City Centre and the highly publicised I-54 Business Park, Jaguar Land Rover and Pendeford Business Park are all within easy travelling distance.

FRONT



The property sits well within its plot with a large tarmac driveway, additional gravelled area that provides generous off road parking and leads to the front entrance door, attached garage and side gate.

PORCH

6'6" x 3'6" (1.99 x 1.08)

Having an obscure window and entrance door to the front, doors to two storage cupboards and a door opening into the living room.

LIVING ROOM

15'10" x 13'6" (4.85 x 4.14)



A comfortable family living room having a feature fireplace with gas fire and stone surround, coving to the ceiling, two radiators, window to the front and doors leading to the sitting room and hall. With stairs to the first floor.

SITTING ROOM

9'11" x 9'11" (3.04 x 3.03)



A versatile second reception room having coving to the ceiling, radiator, door to the kitchen and French doors to the rear opening into the large conservatory.

KITCHEN

10'6" x 8'6" (3.21 x 2.61)



A well proportioned and stylish kitchen having modern wall and base units, butcher's block style roll top work surfaces with tiled splashback, a 1.5 bowl stainless steel sink with drainer and mixer tap, pantry cupboard, door leading to the dining room and window to the rear. With space and plumbing for freestanding appliances.

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DINING ROOM

11'9" x 9'11" (3.60 x 3.04)



A good size formal dining room having coving to the ceiling, radiator, window to the rear and doors leading to the guest cloakroom with WC and the utility.

GUEST CLOAKROOM WITH WC

6'1" x 3'2" (1.86 x 0.97)



Having a wall hung wash hand basin with tiled splashback, WC and a window to the front.

UTILITY

9'10" x 9'10" (3.00 x 3.00)



Having modern wall and base units, butcher's block style roll

top work surfaces with tiled splashback, stainless steel sink with drainer and mixer tap, window to the rear and an obscure door to the side opening into the conservatory. With space and plumbing for freestanding appliances.

CONSERVATORY

27'8" x 11'3" (8.44 x 3.44)



A large conservatory that provides substantial additional living space. Having radiator, Opti blue roof and French doors to the rear opening out onto the patio and rear garden.



LANDING

9'6" x 6'6" (2.92 x 2.00)

Having a loft hatch providing access to the roof space above, obscure window to the side and doors leading to the three bedrooms, modern family bathroom and a built-in storage cupboard.

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PRINCIPAL BEDROOM

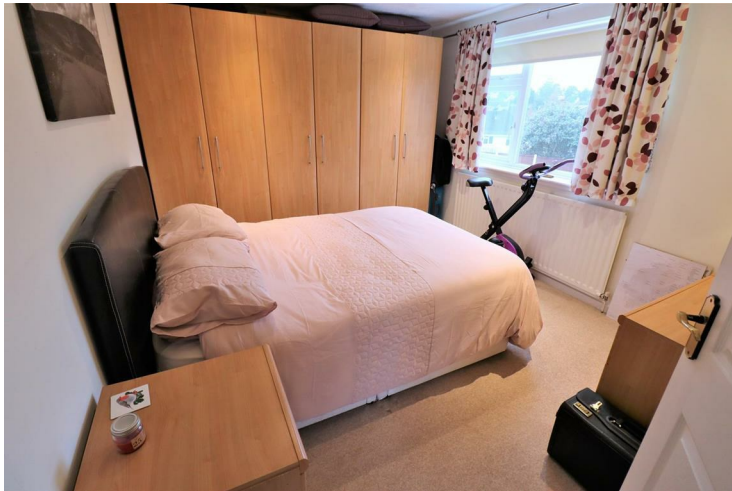
12'10" x 10'9" (3.93 x 3.28)



Having built-in wardrobes, radiator and a window to the front.

BEDROOM TWO

12'10" x 9'11" (3.93 x 3.03)



A second double bedroom having a radiator and window to the rear.

BEDROOM THREE

8'2" x 7'10" (2.51 x 2.39)



Having built-in storage, radiator, and a window to the front.

FAMILY BATHROOM

6'10" x 5'7" (2.09 x 1.71)



Having a panel bath with electric shower over, pedestal wash hand basin, WC, chrome heated towel rail, part tiled walls and an obscure window to the rear.

REAR



To the rear is a large enclosed garden having a generous patio ideal for seating, lawn, borders stocked with mature planting, an open timber-framed garden bar on a paved base and an insulated garden office.

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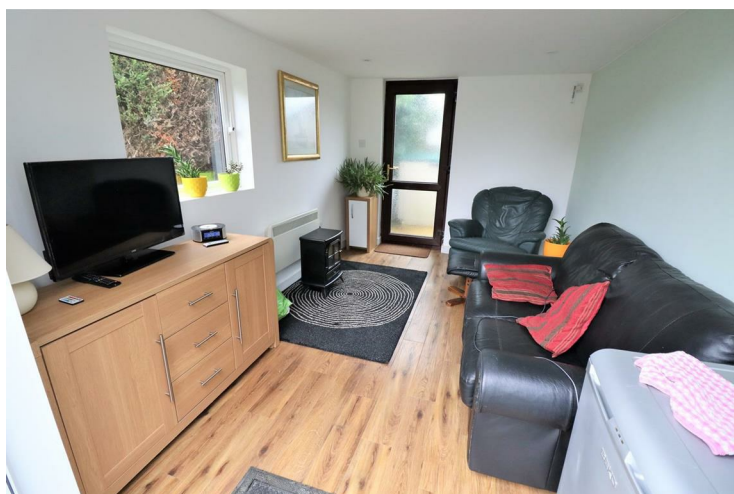


GARDEN OFFICE

12'9" x 8'7" (3.89 x 2.62)



The property benefits from an insulated garden office that has been constructed from blocks and externally rendered with a rubberised roof covering and double glazed windows and doors. Internally there is a plastered and painted finish to the walls and ceiling, power and lighting, laminate flooring and a wall-mounted electrical heater making this a comfortable home office or garden retreat. To the rear is a sauna.



EPC TO FOLLOW

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.

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

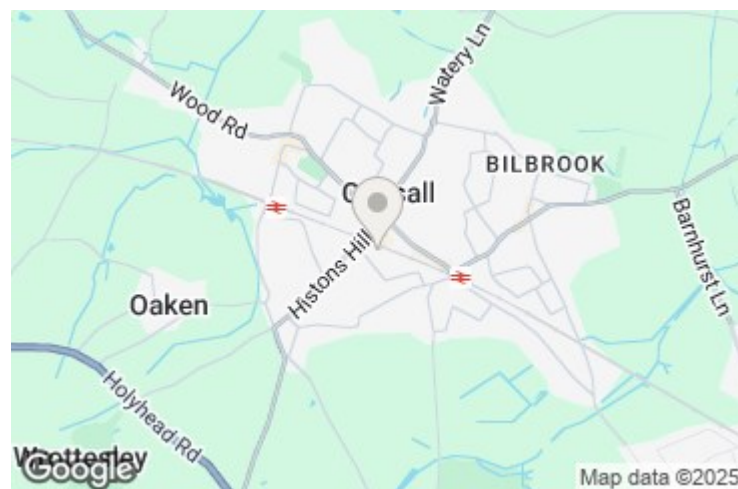
Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

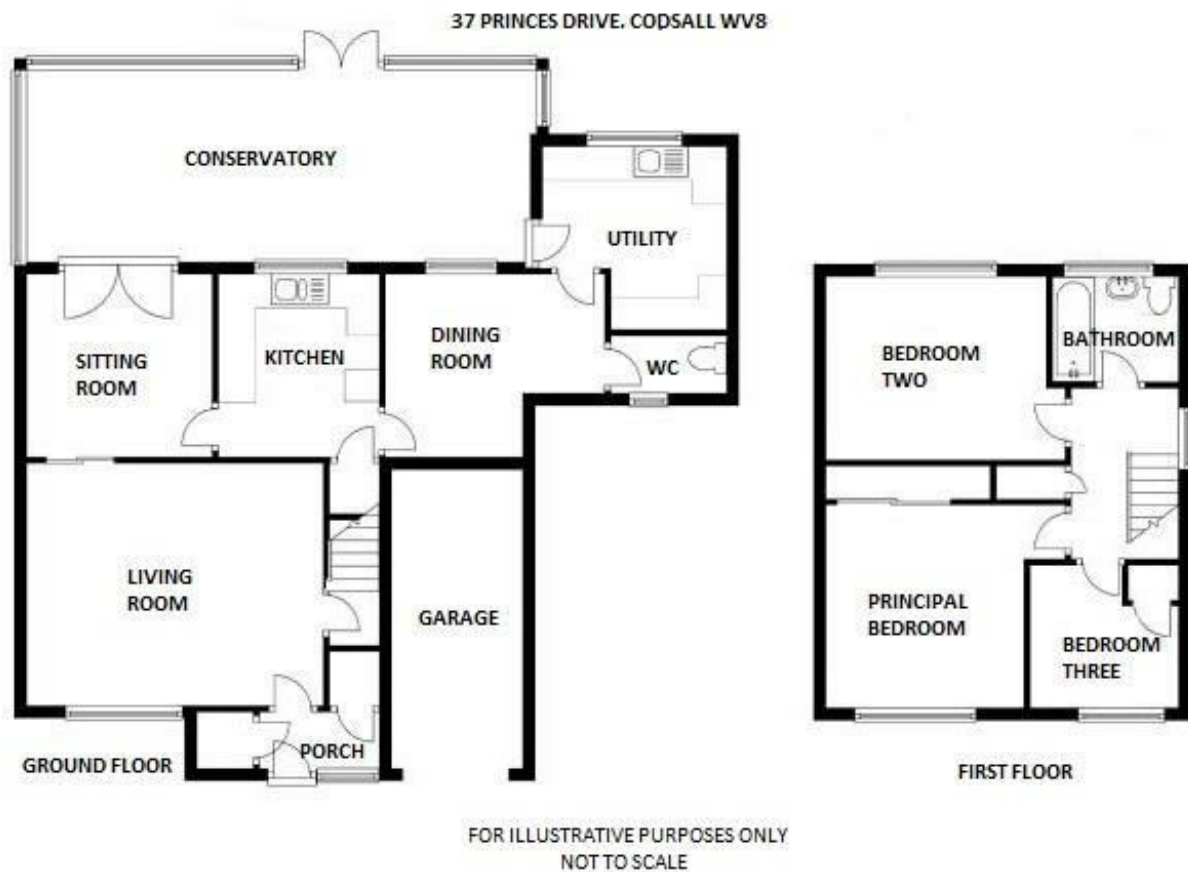
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION


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.





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		
	69	81
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 