



## 4, Reeves Gardens Codsall, Wolverhampton, WV8 1BD

**Offers in the region of £350,000**

An extremely well presented three bedroom link detached family home which enjoys a quiet cul-de-sac location within a short walking distance of excellent local amenities in this highly favoured village.

In brief, the property comprises a porch, a comfortable family living room, dining room, fitted kitchen, family bathroom, three bedrooms, two of which are doubles, an attached garage, a driveway for off road parking and a tranquil garden to the rear.

Having been lovingly maintained by its current owners over the past 18 years the property benefits from gas central heating and double glazing throughout, an intruder alarm, the driveway resealed in 2025, a new boiler in 2016, a full rewire in 2009 and the flat roofs on the porch, kitchen and garage resurfaced in 2023. With room to extend subject to planning permission.

This home presents a wonderful opportunity for those looking to settle in a desirable location, whether you are a first-time buyer or seeking a new family home.



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### LOCATION

Favorably situated in this popular residential area this property is conveniently located with local amenities within short walking distance including the highly regarded local schools, Codsall and Bilbrook train stations, Birches Bridge shopping precinct and Codsall village centre providing a comprehensive range of shops and amenities including butchers, chemists, florists, cafes, restaurants, public houses, banks, supermarkets and a post office.

The area is well served with transport links with the M54 and M6 motorways being easily accessible.

### FRONT



An attractive, low maintenance frontage having a concrete print driveway providing parking for up to 3 vehicles, electric car charging point, security light, external power sockets and decorative lighting.



### PORCH

Having Karndean flooring, dual aspect windows to the front and side, radiator, shelving and power sockets. With door into the living room.

### LIVING ROOM

14'9" x 14'7" (4.50 x 4.45)



A bright and welcoming living room having bay window to the front, radiator, under stairs shelving, usb power sockets, integrated flat screen tv, Karndean flooring and wall mounted feature fire with remote control. With staircase to the first floor and double doors opening into the dining room.





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### DINING ROOM

10'6" x 14'0" (3.22 x 4.28)



Having Karndean flooring, radiator, French doors opening onto the rear patio and door leading into the kitchen.



### KITCHEN

10'5" x 7'4" (3.20 x 2.26)



A modern fitted kitchen having tiled walls, tile flooring, usb power sockets, a range of fitted units including a larder unit, vertical radiator, window to the rear and door leading into the garage. The kitchen benefits from a range of integrated appliances including a Bosch self cleaning oven, gas hob with extractor over, Hotpoint dishwasher, fridge, freezer, combi oven/microwave and a Candy Smart washing machine.



### LANDING

Having carpeted flooring, airing cupboard which houses the boiler and loft hatch providing access to the space above, which is fully insulated, part boarded, has lighting and electricity sockets.

With doors leading into the bathroom and the three bedrooms.



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### BEDROOM ONE

11'8" x 8'7" (3.58 x 2.63)



Having carpeted flooring, radiator, usb power sockets, integrated wardrobes with glass sliding doors and window to the front.

### BEDROOM TWO

9'2" x 8'7" (2.81 x 2.63)



A second double bedroom having carpeted flooring, radiator, usb power sockets, window to the rear and integrated wardrobes with glass sliding doors.



### BEDROOM THREE

9'2" x 5'10" (2.80 x 1.78)



Having carpeted flooring, radiator and window to the front.



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### FAMILY BATHROOM

7'0" x 6'9" (2.14 x 2.06)



Having tile flooring, chrome heated towel rail, extractor fan, panel bath with power shower over, white suite consisting of vanity unit with recessed WC and ceramic sink with vanity unit over, shaver power point and obscure window to the rear.

### REAR



A beautifully maintained rear garden having a paved patio, external power sockets, water source, decorative lighting, security light, security camera, raised lawn with stocked borders and a wooden garden stores.

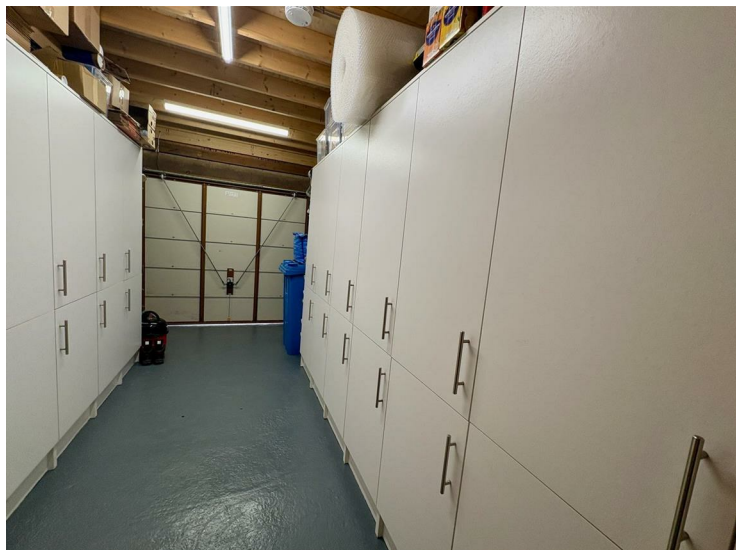




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### GARAGE

17'11" x 8'9" (5.47 x 2.67)



Having an up and over door, electric power points, water source and several units maximising the options for useful storage space.

### 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 - D

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

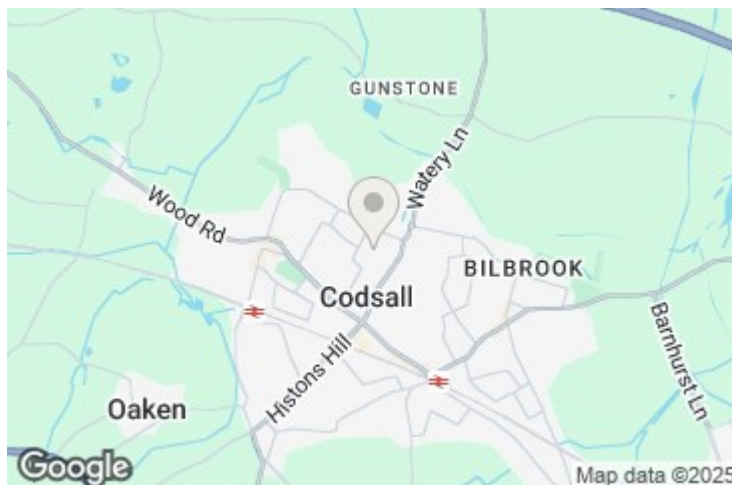
We are informed by the vendor that all mains services are connected.

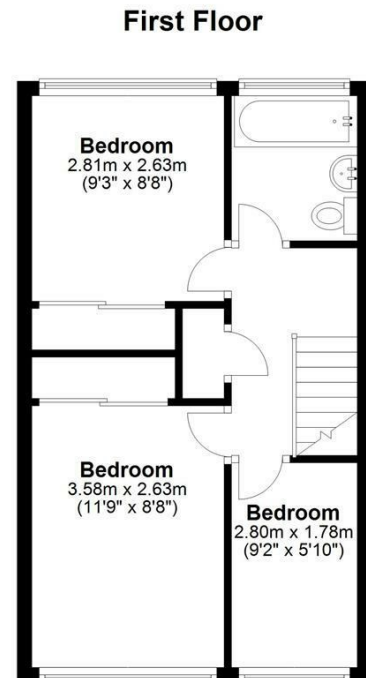
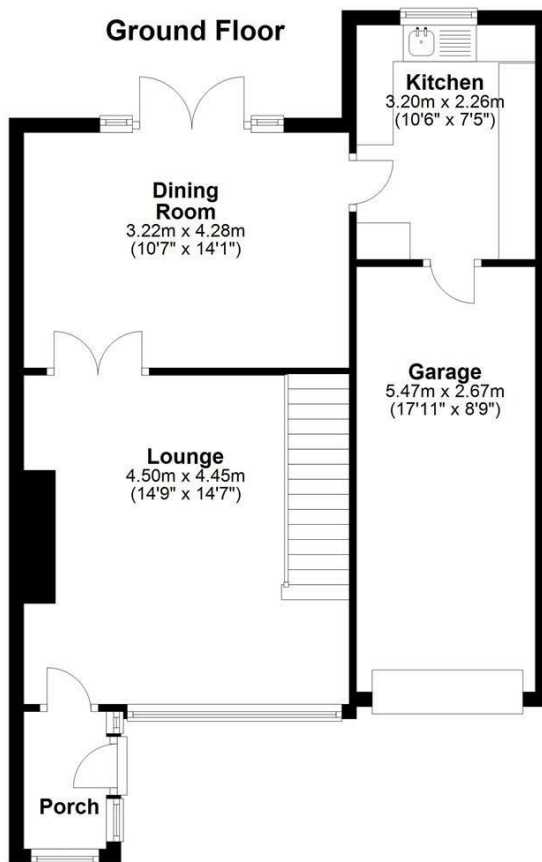
### TENURE

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.







Total area: approx. 94.5 sq. metres (1017.3 sq. feet)

#### 4 Reeves 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 |   |           |
|   | 62  | 78        |
| <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>  |   |           |
| (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  |           |