



6, Hazel Gardens
Codsall, Wolverhampton, WV8 1BG
Offers in the region of £318,500

Offered to market with no upward chain, 6 Hazel Gardens is a well maintained three bedroom link-detached family home situated within a short walking distance of excellent local shops, schools and amenities in this highly favoured location.

The property briefly comprises a porch, spacious living room, kitchen, ground floor and first floor shower rooms, three bedrooms and an attached garage. To the rear is a South Easterly facing garden.

A full electrical rewire was carried out on the property in 2020. There is double glazing and gas central heating throughout and room to extend, subject to planning permission.

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LOCATION

Favorably situated in a quiet cul-de-sac, 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



Having an area of lawn and a block brick driveway for 2 vehicles leading to the entrance porch and to the attached garage.

PORCH



Having laminate flooring, windows to the front and door into the entrance hall.

ENTRANCE HALL



Having laminate flooring, radiator, stairs to the first floor and doors to the living room, kitchen and storage cupboard.

LIVING ROOM

15'11" x 15'8" (4.87 x 4.78)



A spacious family living room with carpeted flooring, radiator, plain coving to the ceiling, electric fireplace with marble surround and sliding doors opening onto the rear patio.

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KITCHEN

10'0" x 8'8" (3.05 x 2.65)



Having tiled flooring, radiator, wall and base units, window to the front and integrated appliances including fridge and freezer. With door into the garage.



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GROUND FLOOR SHOWER ROOM



Having a shower enclosure, hand wash basin and wc.

LANDING



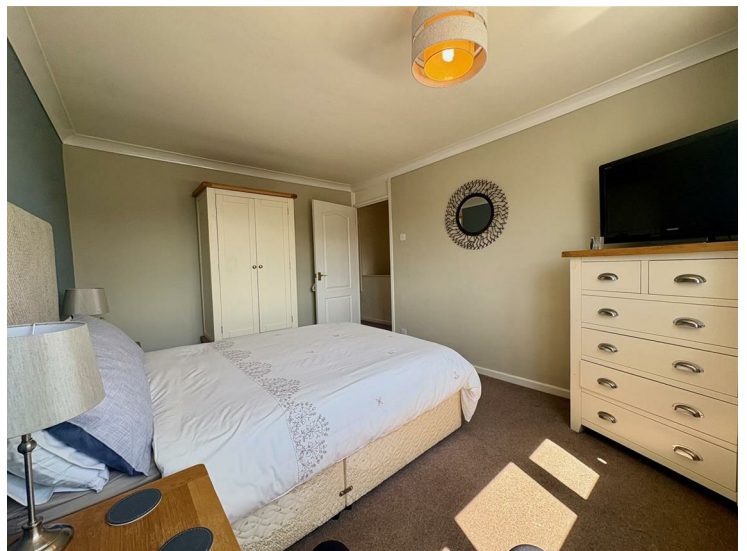
Having carpeted flooring, loft hatch providing access to the space above and doors to the airing cupboard, three bedrooms and family shower room.

BEDROOM ONE

12'8" x 9'9" (3.87 x 2.99)



Having carpeted flooring, radiator, plain coving to the ceiling and window to the rear.



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BEDROOM TWO

11'8" x 9'9" (3.56 x 2.99)



A second double bedroom having carpeted flooring, radiator, plain coving to the ceiling and window to the front.

FAMILY SHOWER ROOM



Having lino flooring, radiator, obscure window to the front, corner shower enclosure, wc and a hand washbasin set within vanity unit.



BEDROOM THREE

8'1" x 6'2" (2.47 x 1.88)



Having carpeted flooring, radiator and window to the rear.

REAR



A well maintained South Easterly facing rear garden having a paved patio and stocked borders.



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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.

GARAGE

24'4" x 8'4" (7.43 x 2.56)

Having an up and over door, electric power points, space and plumbing for washing machine and window and door to the rear opening onto the patio area. The ground floor shower room is situated within the garage 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

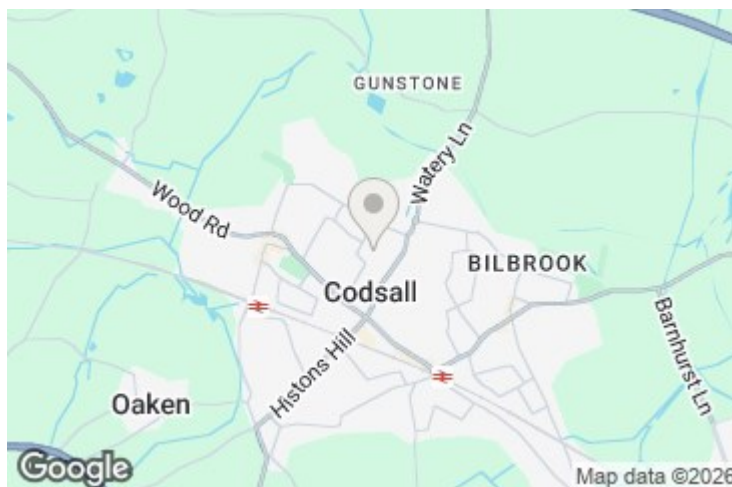
Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

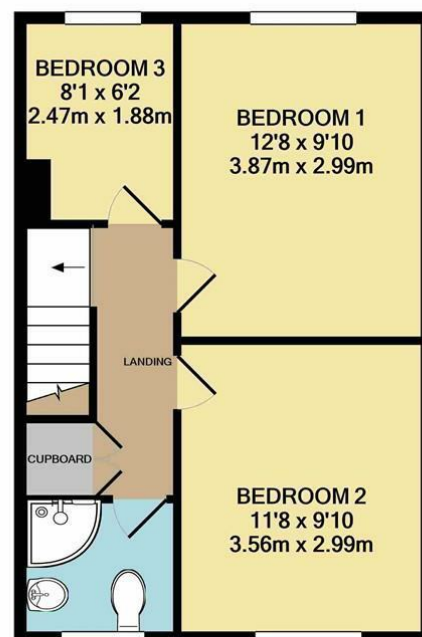
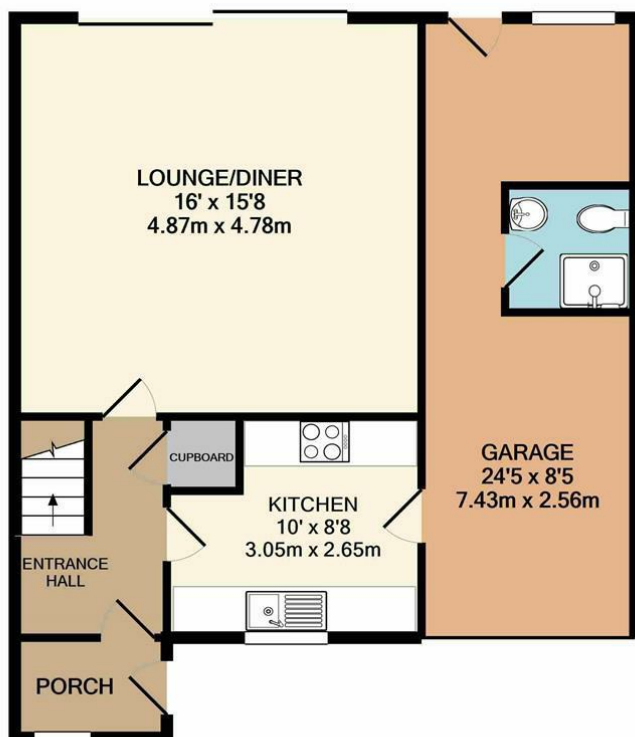
FLOOR PLANS

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





GROUND FLOOR
APPROX. FLOOR
AREA 618 SQ.FT.
(57.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1004 SQ.FT. (93.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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		
	67	83
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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		