



7, Bromley Gardens Codsall, Wolverhampton, WV8 1BB

Offers in the region of £375,000

Introducing 7 Bromley Gardens, a stylish and immaculately presented 3 bedroom property situated on the highly regarded Chillington Estate, within short walking distance of local shops, schools and amenities in the village of Codsall.

This impressive home, having been lovingly maintained, has undergone many improvements over the last three years to include a full electrical rewire, new kitchen and bathroom along with a new roof on the property and the garage.

The ground floor presents a modern living room, dining room, study, well appointed kitchen and a spacious utility room. To the first floor are three well presented bedrooms and a contemporary shower room. To the front is a generous driveway providing off road parking for several vehicles along with an attached garage. To the rear is a well maintained garden with patio area.

The property benefits from gas central heating and double glazing throughout and presents a fantastic opportunity for those wanting a 'ready to move in to' family home.

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LOCATION

Located in a popular residential area, this property is conveniently situated with St. Nicolas C of E, Codsall high school, middle school, leisure centre and village centre all within short walking distance.

The area is well served by independent local shops and amenities in both Codsall village and Birches Bridge parade and has excellent transport links with the M54 motorway being easily accessible and both Codsall and Bilbrook train stations also within walking distance.

PORCH

Having laminate flooring, dual aspect windows to the front and side and a glass front door leading into the living room.

LIVING ROOM

14'0" x 12'3" (4.28 x 3.75)

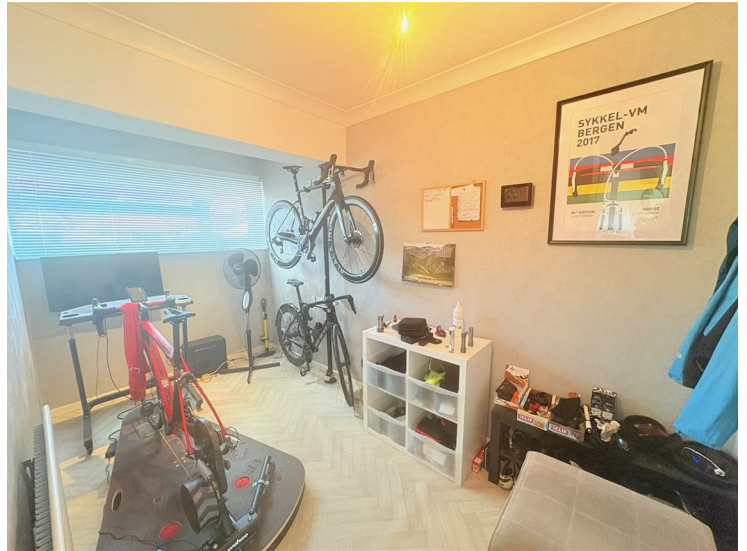


A bright and welcoming living room having laminate flooring, vertical radiator, window to the front and gas fireplace with marble surround. With door into the study, open archway leading into the dining room and staircase to the first floor.



STUDY

12'11" x 6'2" (3.95 x 1.90)



A versatile room that could be utilised as a gym or a childrens play room. Having lino flooring, radiator, plain coving to the ceiling and window to the front.

DINING ROOM

10'2" x 9'4" (3.10 x 2.85)



Having laminate flooring, radiator and plain coving to the ceiling. With door leading into the kitchen and French doors opening onto the rear patio with full length glass side panels, filling the room with natural light.

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KITCHEN

9'4" x 8'4" (2.85 x 2.55)



UTILITY ROOM

11'1" x 8'3" (3.40 x 2.53)

A well appointed and stylish kitchen having a range of wall and base units, quartz worktop, lino flooring, radiator, door to the utility and window to the rear.

The kitchen benefits from integrated appliances that include an electric hob with extractor over, gas oven, microwave, fridge and dishwasher.



A spacious room having window to the rear, plumbing for washing machine and doors leading into the garage and onto the rear patio.

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LANDING

10'5" x 6'0" (3.19 x 1.83)

Having carpeted flooring and obscure window to the side. With doors into the shower room and the three bedrooms.

SHOWER ROOM

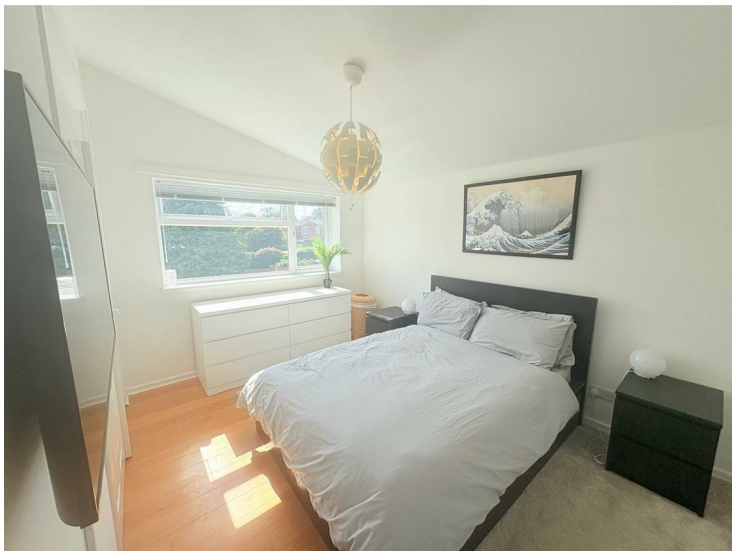
9'6" x 7'4" (2.91 x 2.24)



Having tile flooring, fully tiled walls, chrome heated towel rail, obscure window to the rear, hand washbasin set within vanity unit, wc, walk in shower with dual shower heads, airing cupboard and storage cupboard.

BEDROOM ONE

12'5" x 9'2" (3.80 x 2.80)



Having laminate flooring, radiator, built in double wardrobe and window to the rear.



BEDROOM TWO

10'11" x 9'2" (3.33 x 2.80)



Having laminate flooring, radiator and window to the front.



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BEDROOM THREE

9'4" x 7'10" (2.85 x 2.39)



Having laminate flooring, radiator, built in storage cupboard and window to the front.



GARAGE

17'1" x 8'3" (5.23 x 2.53)

Having an up and over door and power sockets.

REAR



A charming and tranquil rear garden with an external water source, full width paved patio and a step leading up to the low maintenance astro turf lawn.



MOBILE

Ofcom checker shows that there is limited coverage indoors with all four main providers having likely coverage indoors.

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BROADBAND

Ofcom checker shows that Standard / Superfast are available.

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.

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.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale.

SERVICES

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

POSSESSION

Vacant possession will be given on completion.

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.

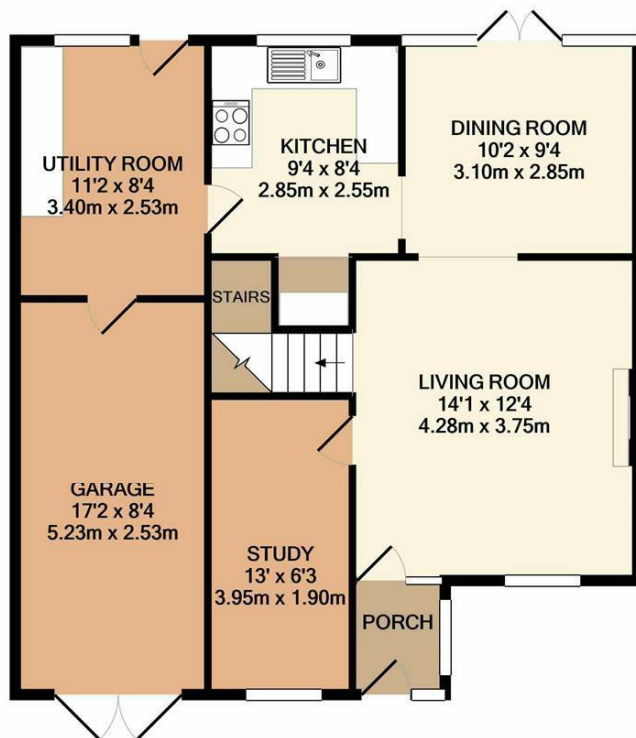
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

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.

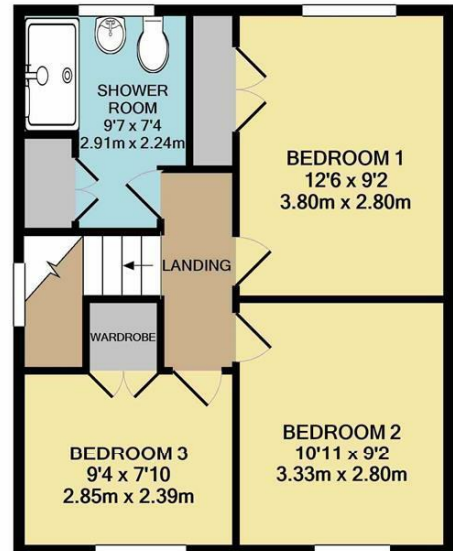
FREE MARKET APPRAISAL

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.





GROUND FLOOR
APPROX. FLOOR
AREA 719 SQ.FT.
(66.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 434 SQ.FT.
(40.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1153 SQ.FT. (107.1 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	61	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	