

REDUCED



**7, Bromley Gardens
Codsall, Wolverhampton, WV8 1BB**

Offers in the region of £365,000

Introducing 7 Bromley Gardens, a stylish and immaculately presented three-bedroom link-detached property, situated on the highly regarded Chillington Estate within short walking distance of local shops, schools, and amenities in this popular location.

Lovingly maintained, this impressive home has undergone a number of improvements in recent years, including a full electrical rewire, a new kitchen and bathroom, and a replacement roof on both the property and the garage. The ground floor comprises a modern living room, dining room, well-appointed kitchen, study and a spacious utility room. On the first floor are three well presented bedrooms and a contemporary shower room. Externally, the property offers a generous driveway to the front, providing off-road parking for several vehicles, along with an attached garage. To the rear, there is a low maintenance garden with a patio area, ideal for outdoor entertaining.

The property benefits from gas central heating and double glazing throughout, and presents a fantastic opportunity for those seeking a "ready to move in" 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

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

LIVING ROOM

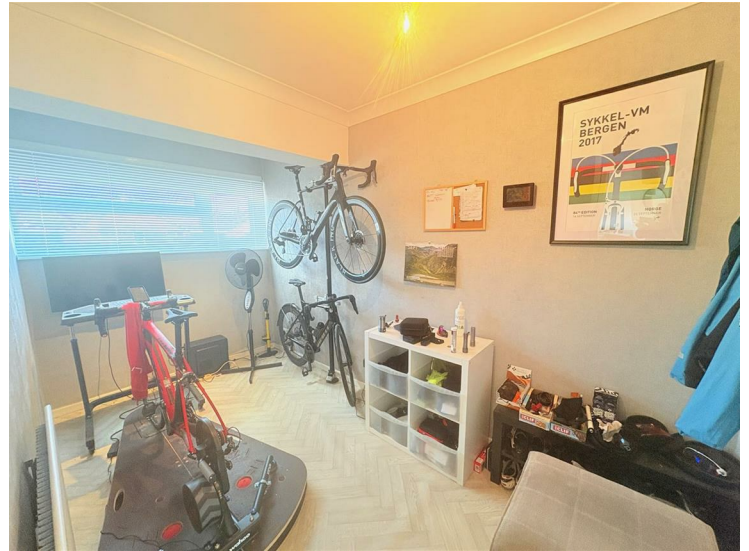
14'0" x 12'3" (4.28 x 3.75)

A bright and welcoming living room featuring laminate flooring, vertical radiator, gas fireplace with a marble surround and window to the front aspect. The room also provides access to the study, an open archway leading into the dining room, and a staircase rising to the first floor.



STUDY

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



A versatile room that could be used as a gym or children's playroom, featuring lino flooring, radiator, plain coving to the ceiling, and a window to the front elevation.

DINING ROOM

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



Featuring laminate flooring, radiator, and plain coving to the ceiling, the room has a door leading into the kitchen and French doors with full-length glass side panels opening onto the rear patio, flooding the space 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 featuring a range of wall and base units with a quartz worktop, lino flooring, radiator, window to the rear aspect, and a door leading to the utility room. The kitchen is fitted with integrated appliances including an electric hob with extractor, a gas oven, microwave, fridge, and dishwasher.

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

LANDING

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

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



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SHOWER ROOM

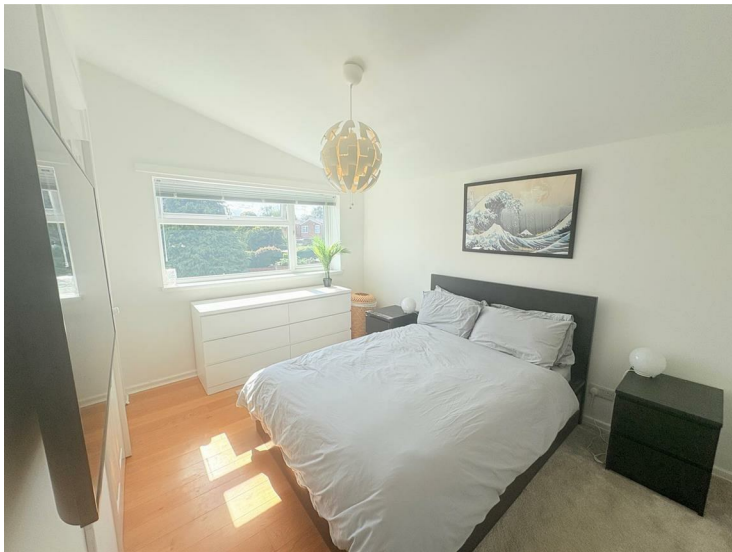
9'6" x 7'4" (2.91 x 2.24)



Featuring tiled flooring and fully tiled walls, the room includes a chrome heated towel rail, obscure window to the rear aspect, a hand washbasin set within a vanity unit, WC, and a walk-in shower with dual shower heads. Additionally, there is an airing cupboard and a storage cupboard.

BEDROOM ONE

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



Featuring laminate flooring, a radiator, a built-in double wardrobe, and a window to the rear elevation.



BEDROOM TWO

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



Featuring laminate flooring, radiator and window to the front aspect.



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BEDROOM THREE

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



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



GARAGE

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

Featuring an up and over door and power sockets.

REAR



Featuring an external water source, full-width paved patio and a step leading up to a low-maintenance AstroTurf lawn.



MOBILE

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

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

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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

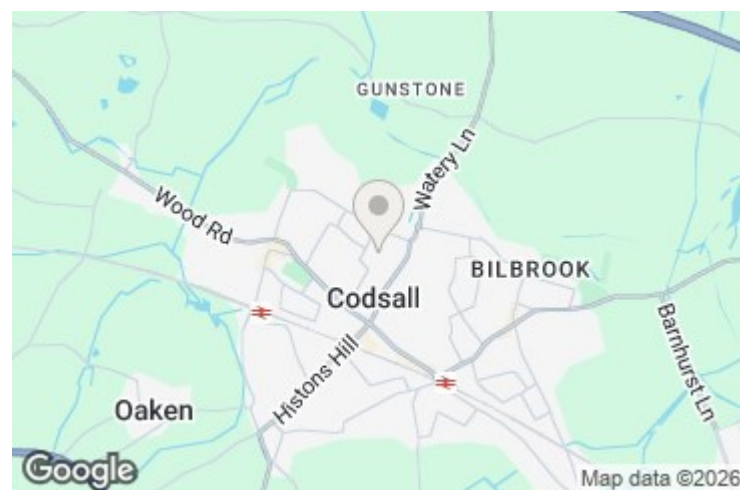
Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

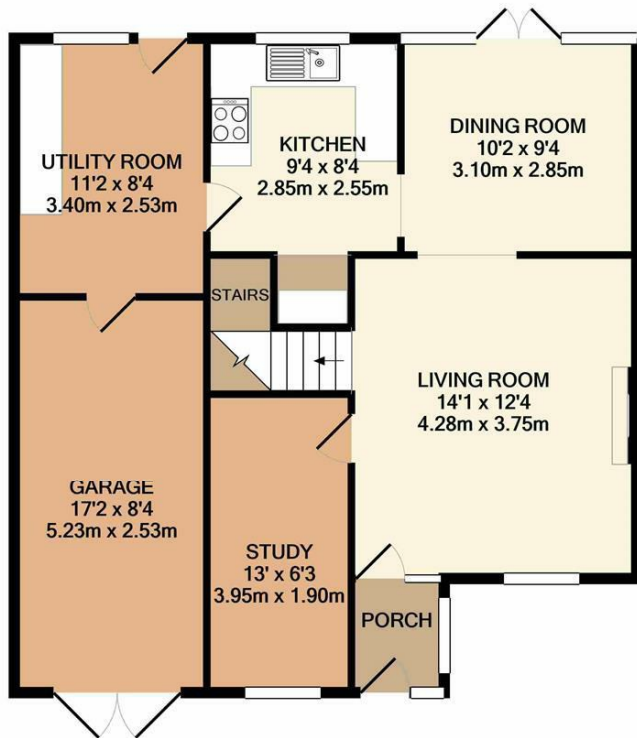
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

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.

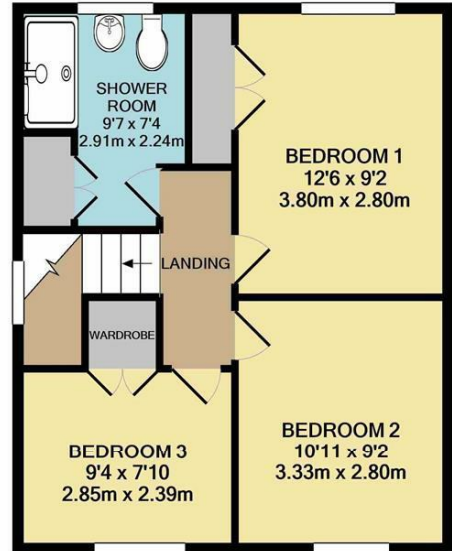
FREE MARKET APPRAISAL

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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