



16 Ashley Gardens, Codsall, Wolverhampton, WV8 1AX

BERRIMAN  
EATON

# 16 Ashley Gardens, Codsall, Wolverhampton, WV8 1AX

An extended three bedroom link-detached property situated in a superb location with off street parking, a garage and landscaped rear garden.

## LOCATION

Ashley Gardens is a small cul-de-sac standing within the sought after Chillington development and is within easy reach of the wide range of local facilities provided by Codsall itself.

Communications are excellent with Codsall Train Station providing direct services to Birmingham, Shrewsbury and beyond and the M54 (J2) being within easy reach. Furthermore, the area is well served by schooling in both sectors.

## DESCRIPTION

16 Ashley Gardens has been renovated by the current owners and now offers a stylish interior throughout. On the ground floor, a good-sized lounge opens into the dining room, alongside a well-appointed kitchen and a modern shower room. The first floor comprises three bedrooms and a family bathroom.

Externally, the property benefits from off-street parking to the front, a tandem garage, and a landscaped rear garden.

## ACCOMMODATION

The front door opens into the ENTRANCE HALL, featuring a large storage cupboard and access to a downstairs SHOWER ROOM which is fitted with a walk-in shower cubicle with rainfall hose, a wash basin with drawers beneath, WC, heated towel radiator, a wall-mounted gas boiler, and a double-glazed window to the front. The LOUNGE is generously sized and benefits from wall panelling and double-glazed French doors opening to the rear, continuing through to the DINING ROOM, having double-glazed windows to both the side and rear. The KITCHEN is fitted with a range of wall and base-mounted shaker-style units with under-cupboard lighting and work surfaces. It includes an integrated oven with hob and extractor above, sink and drainer, space for a washing machine, and integrated ceiling lighting. There is also a double-glazed window to the front and a door providing access to the garage.

Stairs with a wooden balustrade rise to the first-floor LANDING, which features a built-in airing cupboard. BEDROOMS ONE and TWO are both double rooms with double-glazed windows. BEDROOM THREE also benefits from a double-glazed window overlooking the rear garden. The BATHROOM is fitted with a panelled bath with shower over, wash basin, and WC, tiled walls and flooring, integrated ceiling lights, a heated towel radiator, and a double-glazed window.

## OUTSIDE

The property is set behind a block-paved DRIVEWAY, providing off-street parking. A tandem GARAGE offers ample storage space and is equipped with electric light and power, along with a double-glazed window and a door to the rear. The REAR GARDEN features a paved patio area and a shaped lawn.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND D – South Staffordshire  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Superfast are available  
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows low risk.

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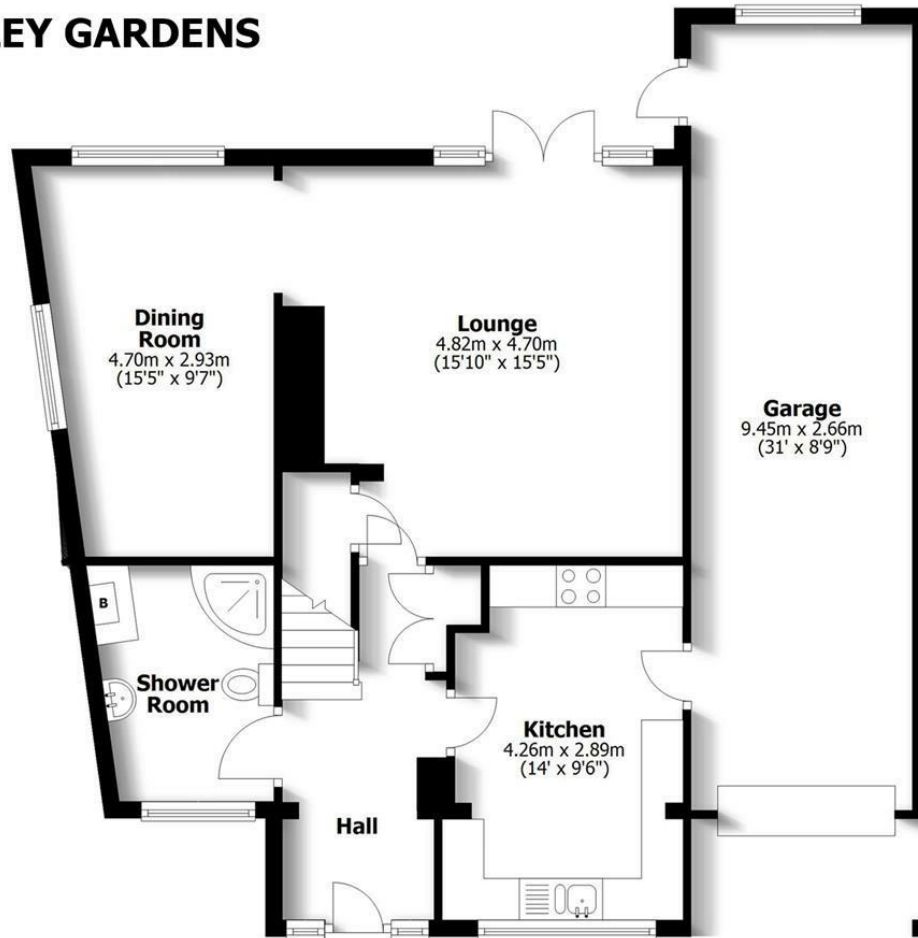
Offers Around  
£389,950

EPC: D

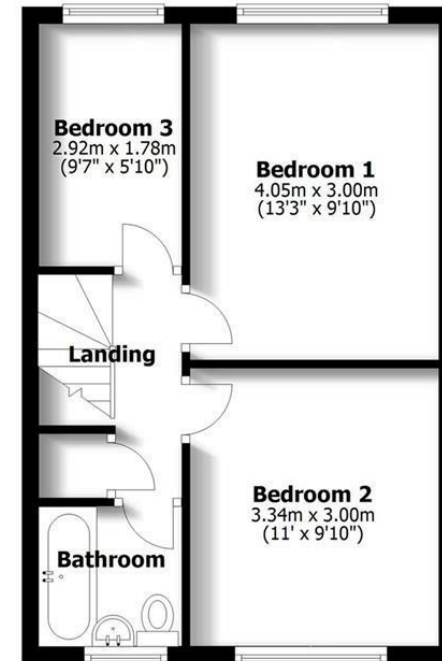
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**16 ASHLEY GARDENS  
CODSALL**



**Ground Floor**



**First Floor**

HOUSE: 99.1sq.m. 1067sq.ft.  
 GARAGE: 25.1sq.m. 270sq.ft.  
**TOTAL: 1242sq.m. 1337sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE

