



**Step-Aside, 30 Stretton Gardens  
Codsall, Wolverhampton, WV8 1AL**  
**Offers in the region of £335,000**

Introducing Step-Aside, a spacious 3 bedroom detached family home located in a sought after village location. Offered to market with no upward chain.

Standing in a generous end plot, the property is located in a highly desirable cul-de-sac location within short walking distance of Codsall village and its array of shops and amenities.

The property requires modernisation throughout offering a blank canvas for you to create your ideal home, and briefly comprises entrance hall, living room, kitchen, guest wc, three double bedrooms, family bathroom, garage, driveway for off road parking and a beautifully maintained North facing rear garden. With double glazing and gas central heating throughout.



## 30 Stretton Gardens, Codsall, Wolverhampton, WV8 1AL

### LOCATION

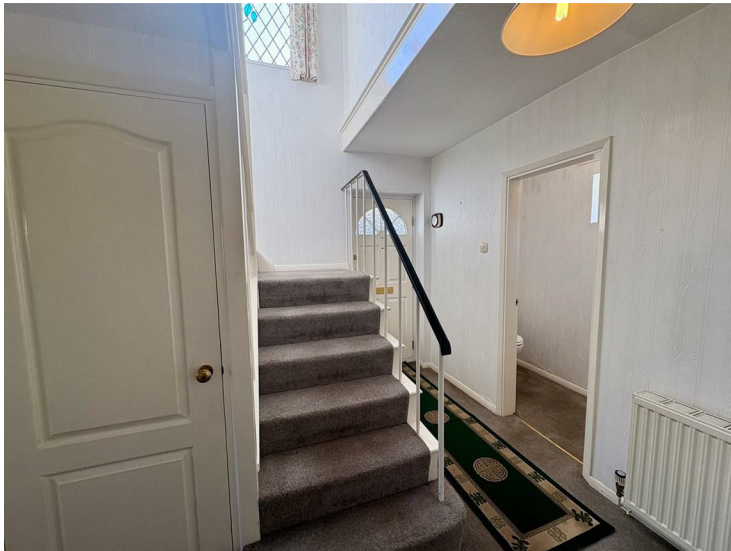
Favorably situated in this quiet cul-de-sac this property is conveniently situated with Birches Bridge shopping precinct and Codsall village centre within short walking distance providing a comprehensive range of shops and amenities. The highly regarded High School, Middle School and St Nicholas CE First School are all also within short walking distance, along with Codsall and Bilbrook train stations.

### FRONT



Having an attractive frontage with a well maintained area of lawn with stocked borders and a driveway affording off road parking leading to the side entrance door and to the attached garage.

### ENTRANCE HALL



Having carpeted flooring, radiator, under stairs storage and doors leading into the wc, kitchen and living room.

### GUEST WC



Having pedestal hand washbasin, wc and window to the side.

### LIVING ROOM

21'2" x 10'10" (6.47 x 3.31)



Having a bow window to the front, carpeted flooring, two radiators, feature gas fireplace and sliding doors opening on to the rear patio. With plenty of room for a dining table.



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### KITCHEN

10'9" x 8'3" (3.30 x 2.54)



Having tile flooring, laminate worktops, window to the rear and integrated appliances including gas oven and hob with extractor over and fridge. With space and plumbing for washing machine and door leading onto the rear garden.



### LANDING

Having obscure window to the side, airing cupboard, loft hatch providing access to the space above and doors to the three bedrooms and bathroom.

### BEDROOM ONE

11'8" x 10'10" (3.58 x 3.31)



Having radiator, fitted wardrobes and window to the rear.



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### BEDROOM THREE

9'6" x 8'3" (2.92 x 2.54)



Having radiator and window to the rear.

### BEDROOM TWO

10'10" x 9'5" (3.31 x 2.89)



Having radiator and window to the front.

### FAMILY BATHROOM

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



Having radiator, pedestal hand washbasin, wc, panel bath with shower over and obscure window to the side.



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### REAR



A well maintained and attractive rear garden having a lawn with stocked borders, patio area, greenhouse and water source.



### GARAGE

16'4" x 7'11" (5.00 x 2.42)

An attached garage having an up and over door, windows to the side and rear, power and plumbing.



### 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.



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### 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

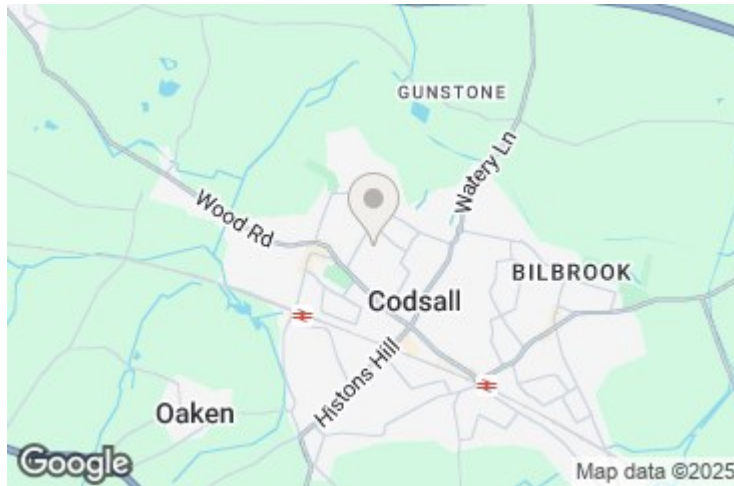
We are informed by the vendor that all mains services are connected.

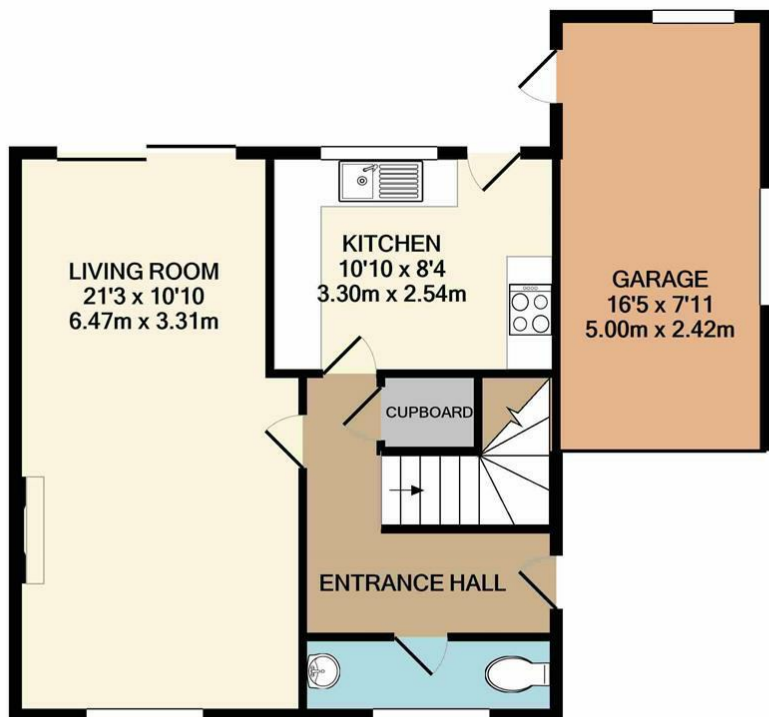
### TENURE

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.

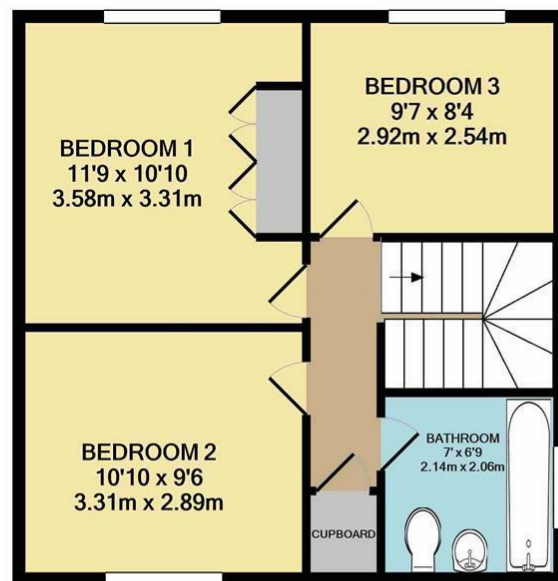
### VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.





GROUND FLOOR  
APPROX. FLOOR  
AREA 564 SQ.FT.  
(52.4 SQ.M.)



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

TOTAL APPROX. FLOOR AREA 998 SQ.FT. (92.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	