

**REDUCED**



**6, Hazel Gardens  
Codsall, Wolverhampton, WV8 1BG**

**Offers over £300,000**

Chain Free 3 Bedroom Family Home in Sought-After Codsall Location

An excellent opportunity to purchase this well maintained three-bedroom link-detached home, occupying a quiet cul-de-sac position on the ever-popular Chillington Estate.

The property features a generous living/dining room opening onto a sunny south-east facing garden, kitchen with direct access into the garage, two shower rooms and driveway parking. Upstairs are three bedrooms and a modern family shower room.

The property has been lovingly cared for and benefits from gas central heating, double glazing and a full electrical rewire in 2020. Perfectly positioned within walking distance of Codsall village, train stations, excellent schools, shops and amenities, this is an ideal family purchase, downsizer move or long-term investment.

## 6 Hazel Gardens, Codsall, Wolverhampton, WV8 1BG

### LOCATION

Enjoying a peaceful cul-de-sac position, the property is ideally situated within easy walking distance of highly regarded local schools, Codsall and Bilbrook train stations, Birches Bridge shopping precinct and Codsall village centre, offering an excellent range of shops, cafés, restaurants, supermarkets and everyday amenities.

The area is particularly well placed for commuters, with excellent road connections via the nearby M54 and M6, providing easy access to Wolverhampton, Telford, Birmingham and the wider motorway network.

### FRONT



An attractive block-paved driveway providing off-road parking and access to the attached garage.

### PORCH

A practical entrance porch with front-facing windows, laminate flooring and internal door leading through to the entrance hall.

### ENTRANCE HALL

Featuring laminate flooring, stairs rising to the first floor, storage cupboard and access to the living/dining room and kitchen.

### LIVING/DINING ROOM

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



A spacious and versatile reception room with sliding patio doors opening onto the rear garden, allowing for plenty of natural light. Offering ample room for both seating and dining areas, the room also features an attractive fireplace with marble surround.



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### KITCHEN

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



Enjoying a front-facing aspect, fitted with a range of wall and base units providing useful storage and workspace. Further benefiting from an integrated fridge and freezer, with internal door leading directly to the garage.



### GROUND FLOOR SHOWER ROOM



A practical ground floor shower room accessed via the garage, fitted with a shower enclosure, hand wash basin and WC, providing added convenience for day-to-day living.

### LANDING

With loft access, airing cupboard and doors leading to all three bedrooms and the family shower room.

### BEDROOM ONE

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



A generous double bedroom overlooking the rear garden, offering ample space for wardrobes and additional furniture.

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### BEDROOM THREE

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



### BEDROOM TWO

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



Enjoying a rear-facing aspect, ideal as a child's bedroom, dressing room or study.

### FAMILY SHOWER ROOM



Offering excellent proportions, with front-facing window.



A family shower room fitted with corner shower, WC, vanity unit with hand wash basin, and an obscure front-facing window.

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### REAR



The south-east facing rear garden enjoys morning and early afternoon sunshine, with patio seating area, lawn and mature planted borders.



### GARAGE

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

A highly versatile garage offering excellent storage, utility or workshop space, complete with power points, plumbing for a washing machine, natural light via side window, and direct access to the rear patio. Also incorporating a convenient ground floor shower room, the space may offer future conversion potential, subject to the relevant permissions.

### 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 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

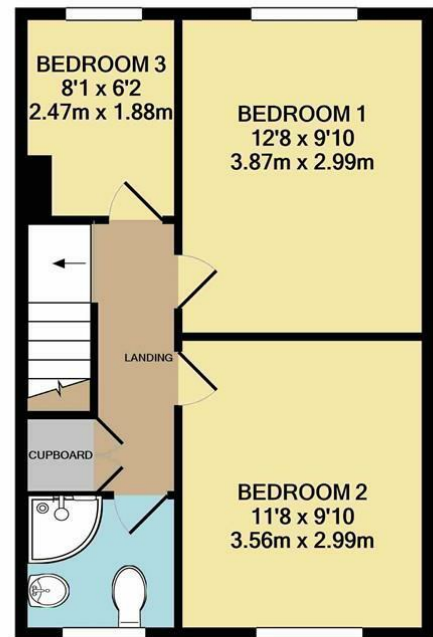
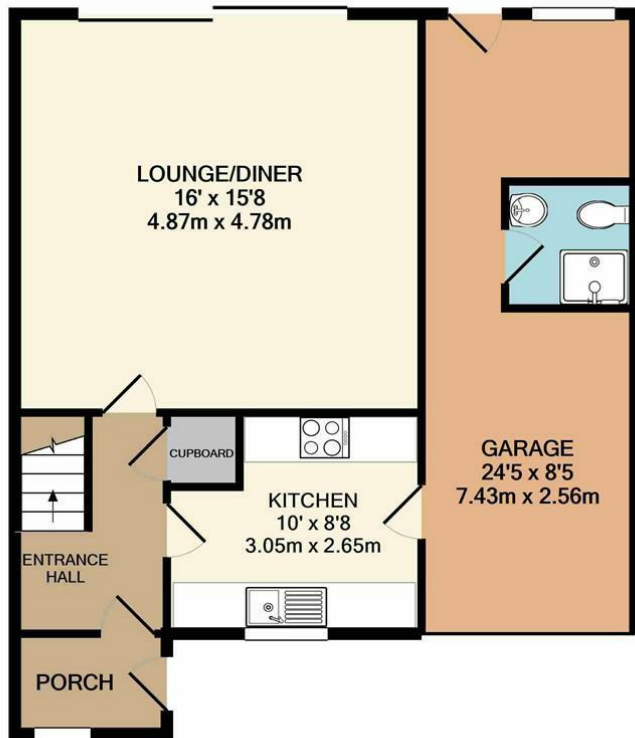
We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

### VIEWING

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

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

**1ST FLOOR**  
APPROX. FLOOR  
AREA 387 SQ.FT.  
(35.9 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	