



11 Vaughan Gardens,  
Codsall,  
Wolverhampton,  
WV8 1AQ

**nick tart**

## Key Features

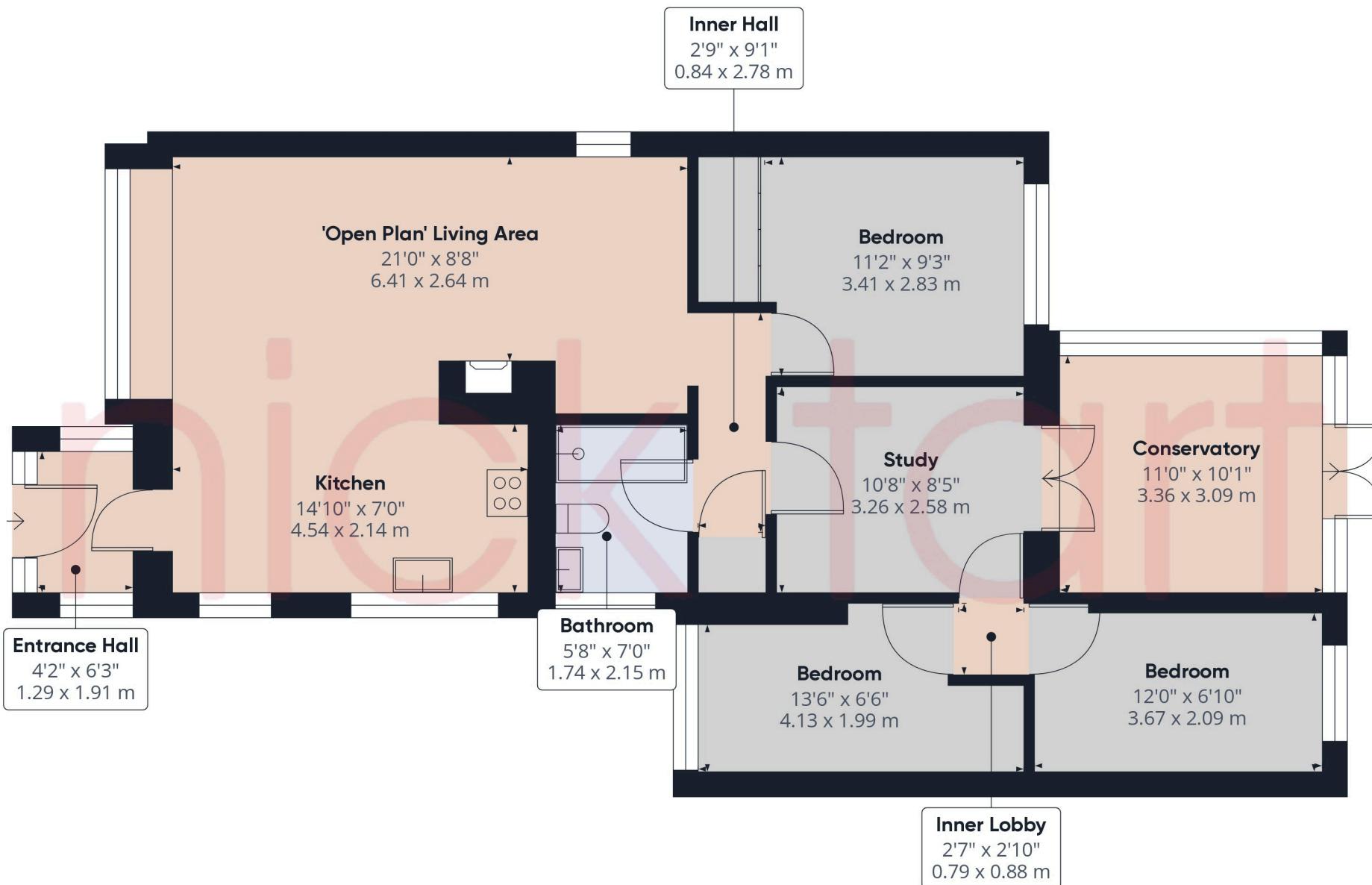
- No upward chain
- 'Open Plan' kitchen and living area
- Modern kitchen
- Conservatory
- Study / office area
- Convenient to Codsall village
- Convenient to train station
- Low maintenance rear garden

## Contact Us

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(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

## Ground Floor

**Entrance hall** which has UPVC double glazed front door and windows, wood effect flooring and a single glazed timber and glass door leading to...

**'Open plan' kitchen and living area**, which has a matching range of wall and base level units with work surfaces over, 1 ½ bowl sink unit with mixer tap, space for fridge/freezer, plumbing for washing machine and dish washer, built in electric oven with electric induction hob and extractor fan over, wood effect flooring, UPVC double glazed windows to the fore and side, feature fireplace and internal doors too...

**Inner hall** which has a hatch to roof space, a storage cupboard housing the gas combination boiler and doors too..

**Bedroom** which has a radiator and UPVC double glazed window to the rear.



## Outside

To the rear of the property is a low maintenance **garden** with pleasant flower and shrub borders surrounding. Shared access leads to a **driveway** that allows for off road parking.

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

## Ground Floor

**Shower room** which has a shower cubicle with electric *Mira* shower attachment over, WC, wash hand basin with mixer tap and vanity unit under, fully tiled walls, tiled flooring, heated towel rail and UPVC double glazing widows with obscure glass to the side.

**Study/ office area** which has wood effect flooring and UPVC double glazed doors leading to...

**Conservatory** which is of brick and UPVC construction, wood effect flooring and a ceiling light fan.

**Bedroom** which has double glazed Velux window, inset spot lighting, UPVC double glazed window to the fore and wood effect flooring.

**Bedroom** which has a radiator, UPVC double glazed window to the rear, double glazed Velux window and inset spot lighting.



### EPC: C69

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – **Band C** (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).



#### Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches.

We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.



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