



**11, Mount Gardens
Codsall, WV8 1PS**

Offers in the region of £270,000

Occupying a particularly convenient position just moments from the centre of Codsall village, with its excellent range of shops, amenities, schools and transport links, this superb three-bedroom semi-detached family home is offered to the market with no upward chain. The property is also within a short walk of Codsall train station, making it an excellent choice for commuters.

Immaculately presented throughout, the property has been extensively refurbished in recent years and offers stylish, move-in-ready accommodation comprising a welcoming entrance hall, a light and spacious living room with dining area, a modern fitted kitchen, three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from a well-maintained front garden with steps leading to the entrance door and side gate. To the rear is a south-facing garden and a detached brick-built garage. Whilst there is currently no driveway, the garage offers potential for removal to create off-road parking, subject to any necessary consents.

Further benefits include gas central heating, double-glazed windows installed throughout in 2021, and a full electrical rewire completed in 2017.

ENTRANCE



A welcoming entrance hall featuring a staircase rising to the first floor, a useful storage cupboard and access to the living/dining room.

LIVING/DINING ROOM

23'8" x 11'0" (7.23 x 3.36)



A well-proportioned living/dining room offering ample space for both seating and dining furniture, including a full-size dining table. A contemporary media wall incorporating a feature electric fire creates an attractive focal point, whilst dual-aspect windows to the front and rear elevations allow plenty of natural light to flood the room. A door leads through to the kitchen.



KITCHEN

10'1" x 8'6" (3.09 x 2.61)



A modern fitted kitchen appointed with a range of shaker-style wall and base units, complemented by square-edge work surfaces and a 1.5 bowl stainless steel sink with drainer and mixer tap. A window overlooks the rear garden, whilst a door provides direct access outside.

Integrated appliances include a fridge/freezer, electric oven, four-burner gas hob and stainless steel extractor hood. There is also space and plumbing for a washing machine.

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BEDROOM ONE

11'6" x 9'1" (3.52 x 2.79)



Featuring a built-in wardrobe and a window to the front elevation.

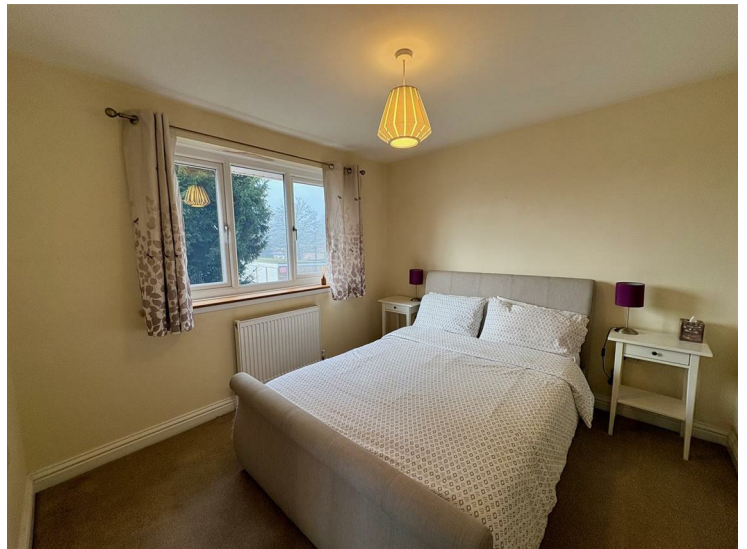


LANDING

The landing features a loft hatch providing access to the roof space above, a window to the side elevation and doors leading to the three bedrooms, family bathroom and airing cupboard.

BEDROOM TWO

9'5" x 10'1" (2.89 x 3.08)



Featuring built-in storage and a window to the front elevation.

FAMILY BATHROOM



BEDROOM THREE
8'0" x 7'4" (2.44 x 2.24)



A contemporary family bathroom fitted with a panelled bath with dual showerheads over, pedestal wash hand basin, close-coupled WC, chrome heated towel rail and an obscure window to the rear elevation.



Having radiator, built in storage and window to the front.

REAR



To the rear is an enclosed south facing garden. Having brick boundary wall, patio, lawn, water source, electrical sockets, gravel border and a rear gate leading to the single garage beyond.



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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.

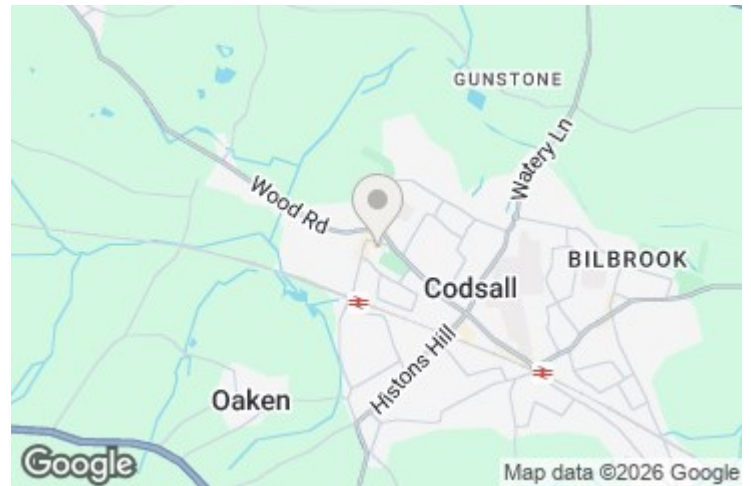


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

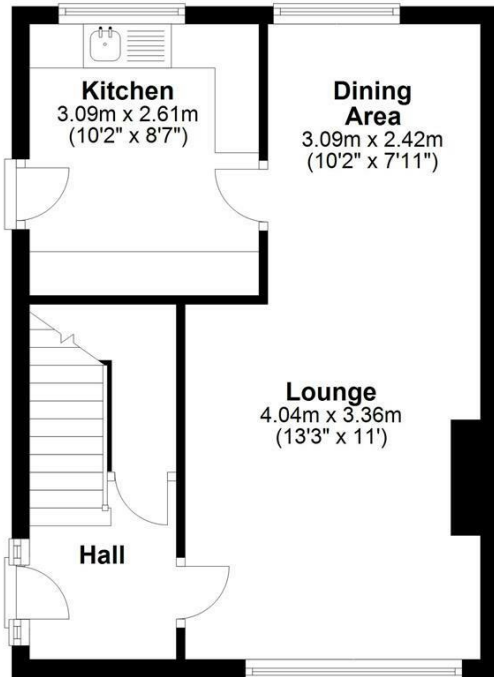
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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 - C

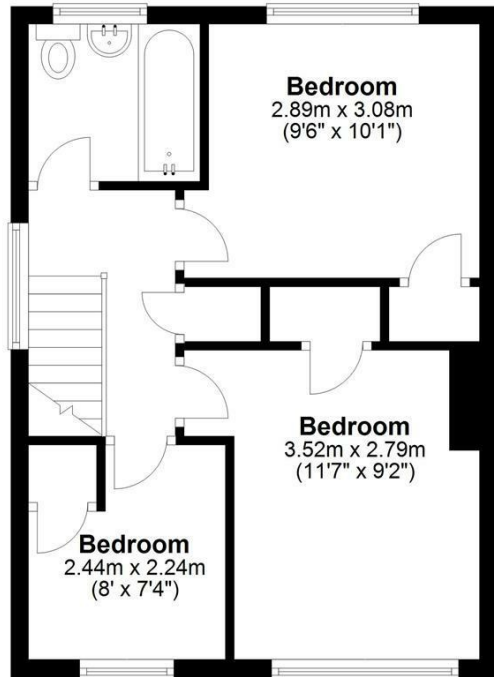
South Staffs CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.



Ground Floor



First Floor



Total area: approx. 74.2 sq. metres (799.0 sq. feet)

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