WORTHINGTON ESTATES



35, Princes Drive
Codsall, Wolverhampton, Staffordshire WV8 2DJ

Offers in the region of £599,999

Thoughtfully extended and beautifully presented throughout, 35 Princes Gardens offers spacious and versatile accommodation ideally suited to modern family and multi-generational living.

Occupying a quiet cul-de-sac position within this highly regarded residential location, the property features a welcoming entrance hall, stunning breakfast kitchen, generous living room, additional reception room opening into a dining room, utility room and WC.

To the first floor are four double bedrooms, including a bedroom with en-suite facilities and direct lift access from the ground floor. A further bedroom benefits from a dressing area, whilst a contemporary family bathroom serves the remaining accommodation.

Externally, the property benefits from a generous driveway providing ample off-road parking and leading to a detached garage with workshop area. Beyond the garage is a highly versatile room with utility facilities and WC, suitable for a variety of uses.

The rear garden is a particular highlight, featuring a timber garden room with seating, creating an excellent space for entertaining.

Viewing is highly recommended to appreciate the size, versatility and quality of accommodation on offer.

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LOCATION

Occupying a desirable position at the end of Princes Drive, just off Princes Gardens, the property enjoys convenient access to a comprehensive range of local amenities. The location is particularly popular with families due to its excellent local schooling and access to a wide range of facilities within Codsall village and Birches Bridge, along with easy access to both Codsall and Bilbrook railway stations. The nearby M54 and M6 motorway networks further enhance connectivity, making the area ideal for commuters.

FRONT



Offering excellent kerb appeal, the property occupies a generous plot and is approached via a driveway providing ample off-road parking for several vehicles and leading to the garage. An attractive planted area enhances the frontage, whilst gated side access leads to the rear garden.

PORCH

Featuring tile flooring and dual aspect windows to the front and side elevations.

ENTRANCE HALL

A spacious, welcoming entrance hall featuring Karndean flooring, decorative panelling and a radiator. With staircase to the first floor and door into the breakfast kitchen.

BREAKFAST KITCHEN

18'10" x 17'10" (5.76 x 5.44)



A most impressive space, featuring Karndean flooring, an array of wall, base and drawer units with two pull-out larders, integrated wine rack and quartz worktops with matching upstands. The central island incorporates additional base units, drawers, an integrated wine rack, quartz worktops and breakfast seating with pendant lighting above. Further appointments include a Rangemaster cooker, integrated dishwasher and recess for an American-style fridge freezer. Dual-aspect windows to the side and rear elevations provide excellent natural light, whilst useful understairs storage with power sockets offers additional practicality, together with a radiator and door leading into the inner hall.



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LIVING ROOM
16'10" x 12'8" (5.15 x 3.87)



A charming reception room featuring Karndean flooring, a feature gas fireplace with marble surround, a radiator and a bow window to the front elevation.



INNER HALL
Featuring Karndean flooring and doors into the lounge, utility and dining room.

UTILITY
7'10" x 6'2" (2.39 x 1.88)



Featuring Karndean flooring, base units with laminate worktops, a large storage cupboard, a chrome vertical radiator, a window to the side elevation and a fitted utility cupboard providing plumbing and space for a washing machine and tumble dryer. A door leads through to the guest cloakroom/WC.

WC
6'4" x 2'11" (1.95 x 0.90)



Featuring Karndean flooring, WC and a radiator

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LOUNGE
16'10" x 10'9" (5.15 x 3.30)



Featuring Karndean flooring, a radiator, a bow window to the front elevation and a wide opening leading through to the dining room, creating an excellent flow between the two spaces.



DINING ROOM
19'2" x 9'7" (5.86 x 2.94)



Featuring Karndean flooring, a radiator, a full-height window overlooking the rear garden and bi-fold doors providing seamless access onto the patio. A particular feature of the room is the integrated lift, offering direct access to Bedroom Two.

LANDING



An exceptionally spacious landing featuring carpeted flooring, an integrated double wardrobe and an airing cupboard providing excellent storage solutions. Further benefits include a radiator, loft hatch and a window to the rear elevation. The versatility of the space is demonstrated by its current use as a home office.

BEDROOM ONE
12'11" x 9'8" (3.96 x 2.96)



Featuring carpeted flooring, a radiator, fitted wardrobes with shelving and a window to the front elevation. An archway opens into a well-appointed dressing room, fitted with an extensive range of wardrobes and enjoying a further window to the front elevation.



BEDROOM TWO
16'5" x 9'7" (5.01 x 2.94)



Featuring carpeted flooring, a radiator, loft hatch and dual-aspect windows to the side and rear elevations. The room further benefits from a lift providing direct access to the ground floor, together with a door leading through to the en-suite.



ENSUITE
9'7" x 5'10" (2.94 x 1.79)



A stylish en-suite wet room comprising a WC, pedestal wash hand basin and walk-in shower area with glazed screen. With obscure window to the rear elevation.

BEDROOM THREE
13'5" x 10'9" (4.11 x 3.30)



Featuring carpeted flooring, a radiator and window to the front elevation.

BEDROOM FOUR
12'11" x 9'11" (3.96 x 3.03)



Featuring carpeted flooring, a radiator and window to the rear elevation.

FAMILY BATHROOM
10'7" x 5'7" (3.24 x 1.71)



A contemporary and beautifully appointed family bathroom featuring a modern suite comprising a concealed cistern WC, P-shaped bath with shower over and glazed screen, floating vanity unit with inset wash hand basin and a large fitted vanity/storage unit. With an obscure window to the rear elevation.





REAR



A fantastic privately screened rear garden, predominantly laid to lawn and featuring a paved patio seating area, external water supply and a useful timber garden room with power. The garden is further enhanced by a substantial bespoke garden room.

GARDEN ROOM



This beautifully appointed garden retreat offers a stylish and versatile extension of the home. With its vaulted timber ceiling, charming interior and garden views, the space is perfectly suited for entertaining, relaxing, or creating a unique hub away from the main residence.



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GARDEN OFFICE
13'5" x 11'2" (4.11 x 3.41)



A highly versatile space featuring laminate flooring, windows to the side elevation and a rooflight, flooding the room with natural light. An archway leads through to a utility area fitted with wall and base units with laminate worktops, plumbing facilities and a WC with wash hand basin. Previously utilised as a salon, the space offers excellent flexibility and could equally lend itself to use as a home office, treatment room, hobby room, gym or workshop.

GARAGE
21'5" x 14'0" (6.53 x 4.28)
Featuring an electrically operated garage door, window to the side elevation, fitted workbenches, power and lighting, and a door providing access to the rear garden.

COUNCIL TAX BAND F
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.

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

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.

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

POSSESSION
Vacant possession will be given on completion.

FLOOR PLANS
Where shown, the plan is for illustration purposes only and is not to scale.

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.

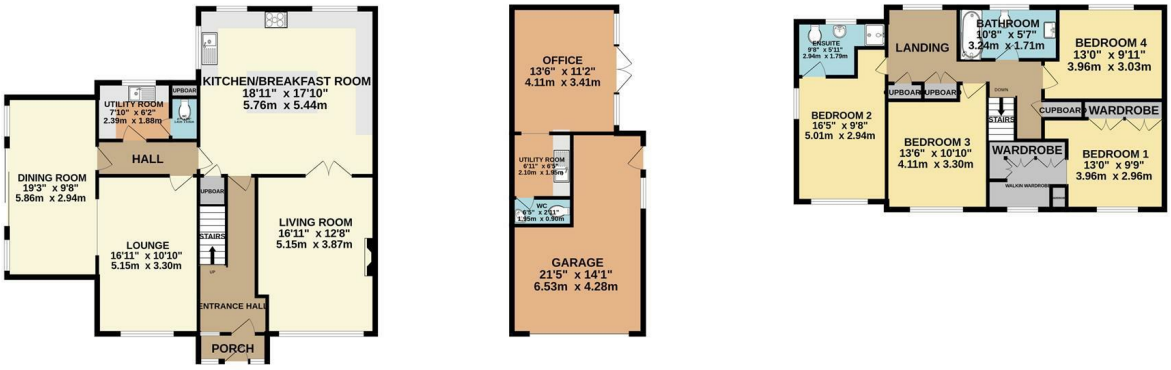
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific 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.

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.



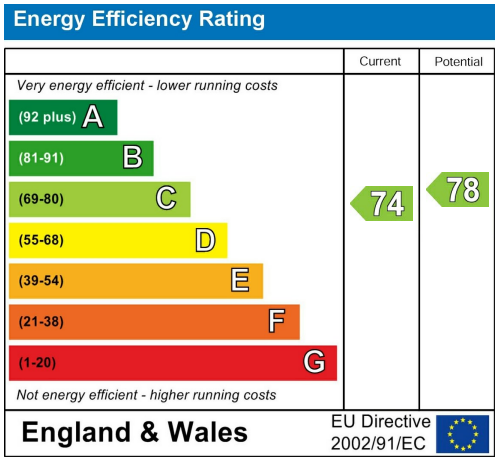
GROUND FLOOR
1603 sq.ft. (148.9 sq.m.) approx.

1ST FLOOR
828 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 2431 sq.ft. (225.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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The Property Ombudsman