

Connells

Queens Gardens
Codsall Wolverhampton

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Codsall Wolverhampton WV8 2EP

for sale
£650,000







Property Description

James Wenlock from Connells award winning estate agents in Wolverhampton is delighted to bring to the market this well presented and attractive four bedroom detached property in a popular cul-de-sac location. Benefiting from an abundance of internal and external space this property should be viewed in order to appreciate.

The property comprises of an entrance porch, entrance hall, lounge, dining room, kitchen, sitting room/ snug, multi-use room, utility, downstairs wc. One the first floor there is a selection on four bedrooms, master having an en-suite, family shower room.

Externally there is a large driveway to front, small storage area with garage frontage and a large enclosed rear garden.

Location And Area

Set in the highly sought after Codsall area with fantastic local schools, most notably Birches First school having recently achieved an outstanding Ofsted rating. Also well placed for local rail links with the M54 motorway just a short drive way, along with the new i54 commercial development.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Stairs access, doors to various rooms.

Downstairs Wc

Low flush toilet, wash hand basin, double glazed window to front, radiator, door to entrance hall.

Snug/ Sitting Room

11' 11" x 9' 7" (3.63m x 2.92m)

Double glazed window to front, radiator, door to entrance hall.

Family Lounge

14' 1" x 10' 11" (4.29m x 3.33m)

Double glazed french doors to rear, radiator, gas fire, double doors to dining room.

Dining Room

7' 11" x 12' 10" (2.41m x 3.91m)

Double glazed window to rear, radiator, french doors to dining room, door to entrance hall, door to kitchen.

Kitchen

12' 6" x 11' 9" (3.81m x 3.58m)

Double glazed window to rear, range of wall and base units, integrated oven, hob and extractor, integrated dishwasher, space for various appliances, door to utility, door to multi-use room.

Utility Room

8' 1" x 4' 4" (2.46m x 1.32m)

Door to side, plumbing for a washing machine, range of wall and base units, space for a tumble dryer, door to kitchen.

Multi-Use Room

11' 10" x 9' 1" (3.61m x 2.77m)

Suitable for a variety of uses, door to kitchen, doors to garage storage area.

Garage Storage Area

Electric roller shutter to front with storage space.

First Floor Landing

Doors to various rooms, double glazed window to front.

Bedroom One

21' 10" x 10' 9" (6.65m x 3.28m)

Double glazed window to front, double glazed window to rear with a feature cushioned seating bay, three radiators, fitted wardrobe, door to en-suite.

En-suite

Underfloor heating, walk in water shower in a wet room style, low flush toilet, pedestal sink, door to bedroom.

Bedroom Two

10' x 10' 11" (3.05m x 3.33m)

Double glazed window to front, radiator, door to landing.

Bedroom Three

7' 1" x 10' 11" (2.16m x 3.33m)

Double glazed window to rear, radiator, door to landing.

Bedroom Four

6' 10" x 10' 9" (2.08m x 3.28m)

Double glazed window to rear, radiator, fitted wardrobe, door to landing.

Bathroom

Double glazed window to side, panelled bath, low flush toilet, heated towel rail, door to landing.

Outside Front

Large driveway with ample off road parking with gated access either side.

Outside Rear

Large and generous rear garden, range of mature plants, trees and shrubs, lawned area, range of panelled fencing, large paved patio area.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks



















Ground Floor



First Floor

Total floor area 153.7 m² (1,654 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: Awaited

Council Tax Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336878

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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