



4 Reeves Gardens, Codsall

A Beautifully Presented Three Bedroom Detached House. In One Of Codsall's Favourite Cul De Sac's & Perfect For Buyers Requiring A Quality & Restyled Home. Ready To Just Move Into!

4 Reeves Gardens, Codsall, Wolverhampton, WV8 1BD

Asking Price: £320,000

Tenure: Freehold

Council Tax: Band D – South Staffordshire

EPC Rating: D (62) No: 9346-3049-2204-7435-3200

Total Floor Area: 1017.3sq feet (94.5sq metres) Approx.

No Upward Chain

Services: We are informed by the Vendors that all main services are installed

Broadband – Ofcom checker shows Standard & Superfast are available

Mobile: Ofcom checker shows two of four main providers have good coverage indoor and all four have good coverage outdoor.

Occupying a prominent position in this favoured cul-de-sac of Codsall, just off Bromley Gardens and therefore convenient for the majority of amenities, this modern detached property has been restyled over the years by the present owners to create a first class accommodation, ideal for buyers requiring a quality home, ready to just move into!

Deceptive externally, viewing of the interior is essential to appreciate the surprisingly spacious living accommodation which is stylishly appointed throughout incorporating many features including quality carpets & flooring (Karndean on the ground floor), fresh & neutral décor throughout, smart family bathroom, luxury fitted kitchen and a stunning landscaped rear garden. Tastefully appointed throughout, the contemporary interior includes a reception porch with built in storage including a useful exterior unit, an open plan living room with stairs to first floor and double doors leads to the dining room at rear. Adjacent is the smart fitted kitchen with a range of built in appliances and internal access leads to the integrated garage which has also been fitted with an extensive range of built in storage units. On the first floor there are three good bedrooms with two having double wardrobes and the family bathroom is fitted with a luxury white suite. At the front of the house is a double width 'concrete print' driveway providing ample off road parking, background lighting and of course leading to the garage. Not to contradict with the interior, the rear garden provides a most delightful setting, neatly landscaped to provide a picturesque outlook, perfect for hosting summer garden parties.

Located on the northern border of Codsall and convenient for the majority of amenities including walking distance of Codsall High School, Reeves Gardens is also within easy reach of Codsall railway station for direct services to Birmingham New Street, Wolverhampton, Telford and Shrewsbury. There are also good road connections to Wolverhampton, Telford and Birmingham, while access to the M54 is less than five miles away for links to the M6 and M5. A superb example of its type and offered with no upward chain, the gas centrally heated & double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: PVC double glazed opaque leaded door with full height surrounding windows, radiator, recessed ceiling spotlights, Karndean flooring, shelving and built in external storage unit.

Front Living Room: 15'1" (4.62m max) x 14'6" (4.45m not into bow)

Wall mounted flush electric fire with remote control & recess for TV over, built in shelving, radiator, Karndean flooring, staircase to first floor, double glazed bow window to front and internal hardwood glazed double doors to: **Dining Room: 14ft (4.28m) x 10'8" (3.29m)**
Radiator, Karndean flooring and double glazed French doors to rear.

Kitchen: 7'4" (2.27m) x 11'6" (3.53m)

Fitted with a matching suite of cream units comprising a range of base cupboards, drawers & suspended wall cupboards, matching laminate worktops, stainless steel single drainer sink unit with mixer tap, built in dishwasher, 4- ring gas hob with stainless steel extractor hood over, built in Bosch electric self-cleaning oven & microwave above, fridge, freezer, plumbing for washing machine, white vertical radiator, tiled walls, recessed ceiling spotlights, stone style tiled flooring and double glazed window to rear.

Garage: 17'9" (5.48m) x 8'8" (2.69m)

Fitted with an extensive range of built in storage units, power, lighting, water source and 'Up & Over' garage door.

First Floor Landing: Loft hatch to partly boarded attic space with lighting & power and a built in airing cupboard housing the wall mounted Vaillant gas fired central heating boiler.

Bathroom: 5'7" (1.75m) x 6'4" (1.96m)

Fitted with a modern white suite comprising panelled bath with wall mounted shower unit & side screen, vanity unit with storage & recessed WC, matching mirrored cabinet above, chrome heated towel rail, tiled walls, recessed ceiling spotlights, extractor fan, tiled flooring and double glazed opaque window to rear.

Bedroom One: 8'6" (2.63m) x 12'8" (3.90m)

Built in full height mirrored double wardrobe, radiator and double glazed window to front.

Bedroom Two: 8'6" (2.63m) x 9'6" (2.93m)

Built in full height mirrored double wardrobe, radiator and double glazed window to rear.

Bedroom Three: 9'2" (2.81m) x 5'8" (1.78m)

Radiator and double glazed window to front.

Rear Garden: Enjoying a west facing aspect and sympathetically landscaped to provide a most pleasant setting with a full width paved patio featuring sandstone style slabs, a tiered wall with steps leads to the elevated lawn with flowering borders having a variety of plants & trees, exterior lighting, power sockets & water, timber shed and surrounding fencing.







IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



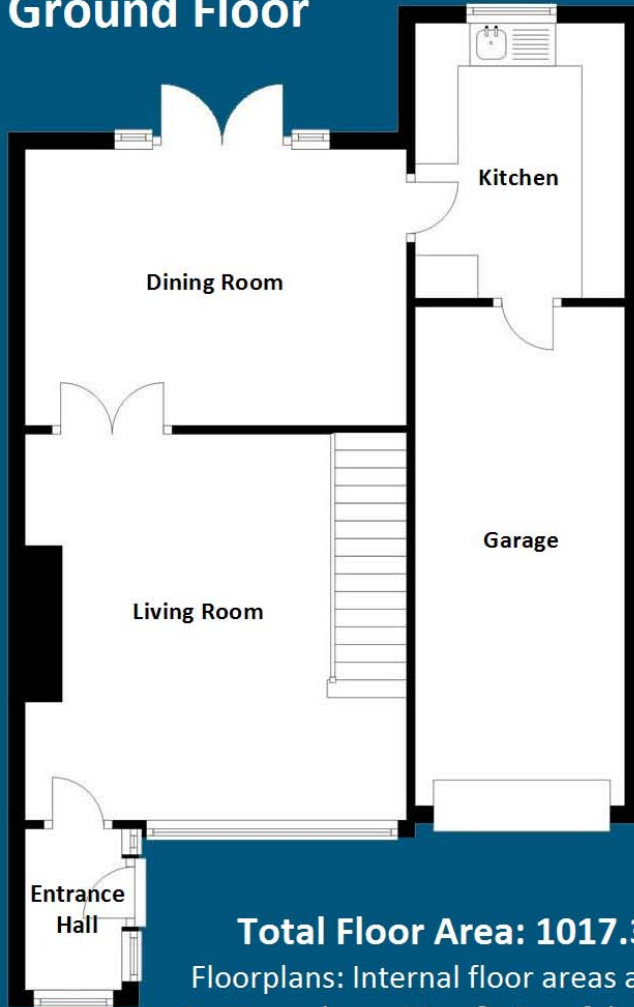




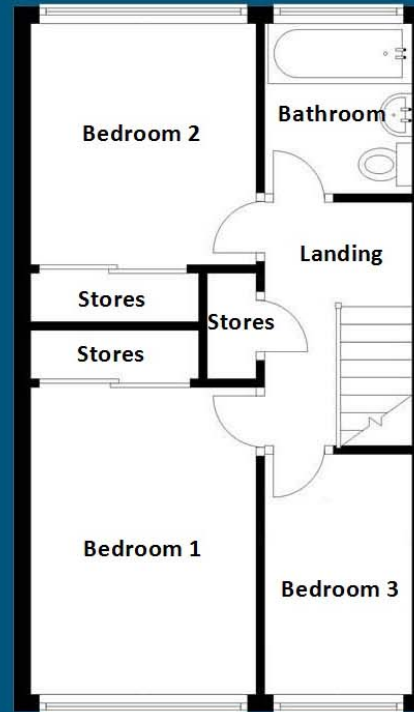




Ground Floor



First Floor



Total Floor Area: 1017.3sq feet (94.5sq metres) Approx.

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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