



22, Princes Drive
Codsall, Wolverhampton, Staffordshire WV8 2DJ
Offers in the region of £199,950

THREE BEDROOM SEMI-DETACHED FAMILY HOME OFFERING WELL PROPORTIONED LIVING ACCOMMODATION IN A SOUGHT AFTER RESIDENTIAL LOCATION *NO UPWARD CHAIN*

Located in a quiet cul-de-sac this property provides ample living space and has the potential for modernisation.

The accommodation is well suited to comfortable modern family occupation and briefly comprises entrance hall, kitchen, dining room, living room, three good sized bedrooms, and a family bathroom. The property benefits from ample off road parking to the front driveway, a detached garage, and a good size rear garden.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS PROPERTY'S POTENTIAL AND ITS IDEAL LOCATION.

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

LOCATION

The property sits well in Princes Drive, a highly regarded cul-de-sac just off Princes Gardens with a comprehensive range of excellent local shops and schools with the first school, middle and high school all within walking distance. The train station and bus services are readily on hand. Wolverhampton City Centre and the highly publicised I-54 Business Park, Jaguar Land Rover and Pendeford Business Park are all within easy travelling distance.

ENTRANCE HALL

6'9" x 6'5" (2.06 x 1.98)



A welcoming entrance hall having an obscure glazed door to the front, central heating radiator, stairs to the first floor and door leading into the dining room.

KITCHEN

9'0" x 6'7" (2.76 x 2.01)



A well-proportioned kitchen having wall and base units, roll top work surfaces with tiled splashback, stainless steel sink with drainer and mixer tap, double glazed window to the front and an obscure glazed door opening out to the side.

There is space and plumbing for freestanding appliances such as a cooker, fridge freezer and washing machine.

DINING ROOM

12'10" x 8'3" (3.92 x 2.54)



A separate formal dining room having built-in storage, double central heating radiator and a double glazed window to the side. Door leading back to the entrance hall, opening into the kitchen and glazed French doors opening into the living room.



LIVING ROOM

16'0" max x 16'0" max (4.89 max x 4.89 max)



A comfortable L-shaped family living room having feature fireplace with electric fire, brick surround and tiled hearth, double central heating radiator, door to a storage cupboard, double glazed window to the rear and a double glazed door opening out onto the rear garden.

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

LANDING

8'7" x 6'0" (2.64 x 1.85)

Having loft hatch giving access to the roof space above and doors leading to the three bedrooms, family bathroom, and storage cupboard.

MASTER BEDROOM

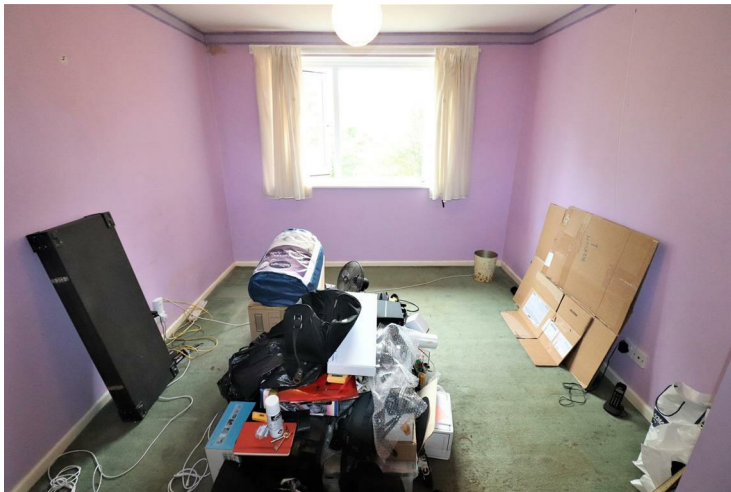
13'2" x 9'9" (4.03 x 2.99)



A light and airy master bedroom having built-in storage, central heating radiator and a double glazed window to the rear.

BEDROOM TWO

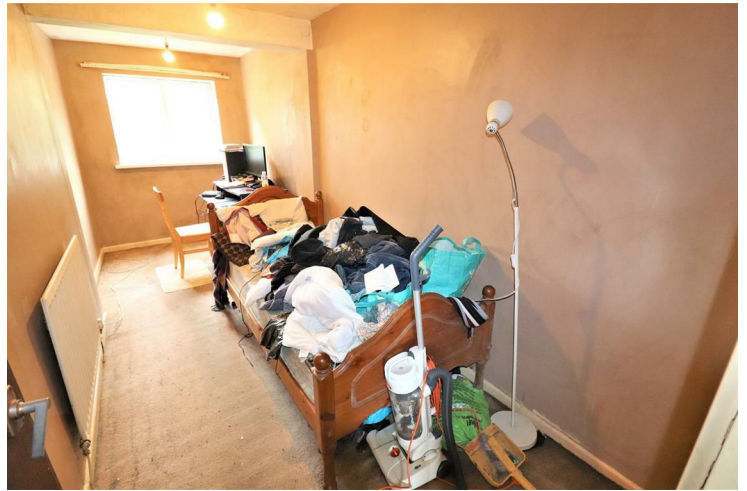
11'1" x 9'8" (3.38 x 2.97)



A well proportioned double bedroom having built-in storage, central heating radiator and a double glazed window to the front.

BEDROOM THREE

16'7" x 6'0" (5.07 x 1.83)



A good size single bedroom having a central heating radiator and double glazed window to the rear.

FAMILY BATHROOM

6'0" x 5'7" (1.85 x 1.72)



Having a panel bath with thermostatic shower over, pedestal wash hand basin, close coupled w.c., central heating radiator, part tiled walls and an obscure double glazed window to the front.

OUTSIDE - FRONT



The property sits well on its plot and benefits from its location on this quiet and charming cul-de-sac. To the front is a tarmac

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

driveway that provides ample off road parking and leads to the side kitchen door, detached garage and the rear garden. There is a shaped lawn, borders stocked with mature planting and a footpath leading to the entrance door.

REAR



To the rear is a good size garden having lawn and borders stocked with mature planting.



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.

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. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

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.

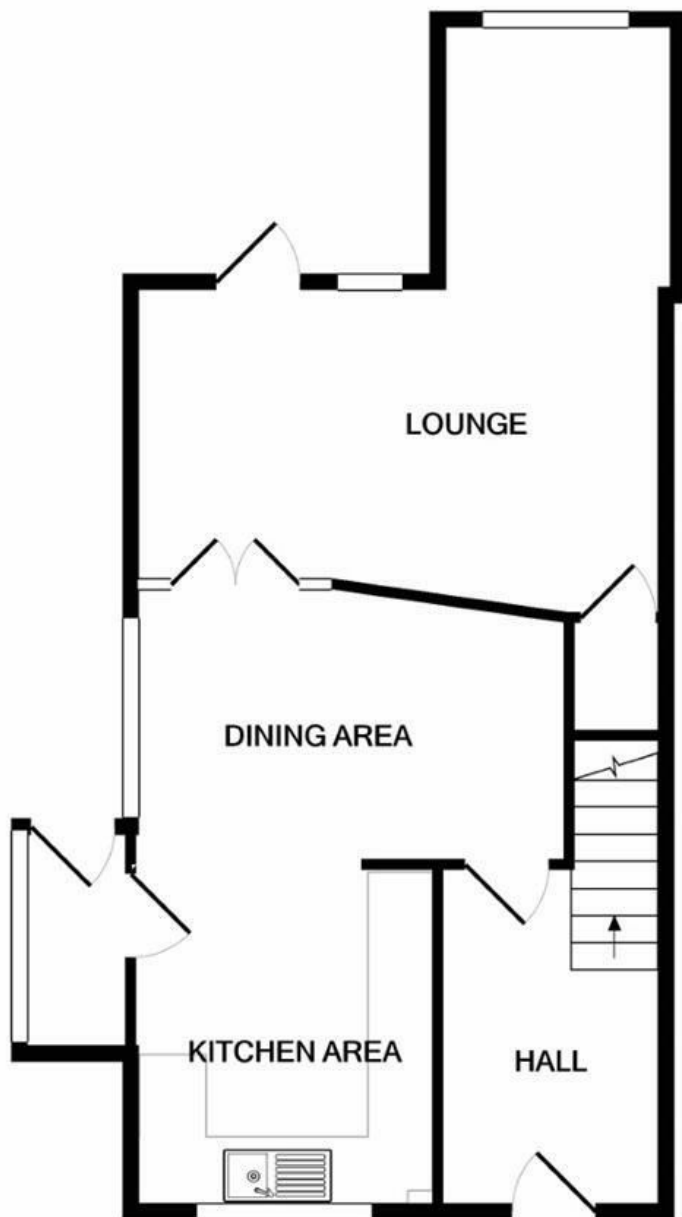
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

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



1ST FLOOR

22 PRINCES DRIVE, CODSALL, WV8 2DJ
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2019

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92	A	74
B	81	B	65
C	69	C	55
D	58	D	45
E	49	E	35
F	39	F	25
G	29	G	15
England & Wales		England & Wales	

94a Wolverhampton Road, Codsall, Wolverhampton, Staffordshire, WV8 1PE
 Tel: 01902 847358 Email: enquiries@worthingtonestates.co.uk

