



6 Vaughan Gardens, Codsall, Wolverhampton, WV8 1AQ

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A surprisingly large detached family home with particularly spacious accommodation in a lovely position with a private aspect at the rear, a charming outlook at the front over an open green space and within easy strolling distance of the village centre.

LOCATION

Vaughan Gardens stands on the fringe of an established modern development which is highly regarded and sought after within the market. The house itself stands in a lovely position and is within easy walking distance of the centre of Codsall with its comprehensive range of local shopping facilities and amenities which are more than ample for everyday needs. The property is also within easy reach of excellent local schooling, for which the area is renowned and communications are excellent with rail services running from Codsall Station with direct connections to Birmingham and the M54 (J2) being within convenient travelling distance.

DESCRIPTION

6 Vaughan Gardens has been owned by the current family since it was built and has been improved during its ownership to create a home that has flexible accommodation which can be organised to suit individual buyers needs. There is a versatile flow of reception areas to the ground floor and the plot itself is superb with a private garden to the rear and an open outlook to the front.

The house is generally well appointed throughout with double glazed windows and gas fired central heating.

ACCOMMODATION

An open PORCH has a double glazed front door with matching side panel opening into the HALL with a useful understairs storage cupboard and a GUEST CLOAKROOM with a WC and wall hung wash basin with tiled splash back and a double glazed window. The LOUNGE has a double glazed bow window to the front, a decorative fireplace with formal, Adam style surround, wiring for wall lights, coved ceiling and glazed double

doors into the DINING ROOM with a double glazed window overlooking the garden together with double French doors to the side and coved ceiling. There is a small SITTING ROOM with a double glazed window to the front and a STUDY with a double glazed window overlooking the rear garden. The KITCHEN has a range of wall and base mounted cupboards, space for an electric cooker, plumbing for a dishwasher and a washing machine and a double glazed door to the car port.

Stairs from the hall rise to the first floor landing with a walk in linen cupboard with wall shelving. BEDROOM ONE is a good double room in size with a double glazed window to the front and built in wardrobes and cupboards with a central knee hole dressing table. BEDROOM TWO has a double glazed window to the rear and a built in double shower cubicle which is fully tiled. BEDROOM THREE is a good double room in size with a double glazed window to the front and a built in wardrobe. BEDROOM FOUR has a double glazed window to the rear and the BATHROOM has a white suite with a panelled bath, WC and pedestal basin, part tiled walls and a double glazed rear window.

OUTSIDE

6 Vaughan Gardens stands behind a wide frontage with a shaped front lawn and a DRIVEWAY laid in brick paviours providing ample off street parking. There is a CAR PORT to the side and a GARAGE and the REAR GARDEN has a surprisingly high degree of privacy for a property of this nature with a paved patio, shaped lawn and stocked beds and borders.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND D - South Staffordshire

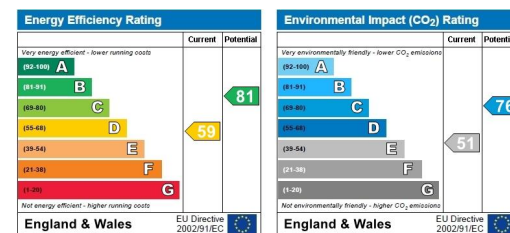
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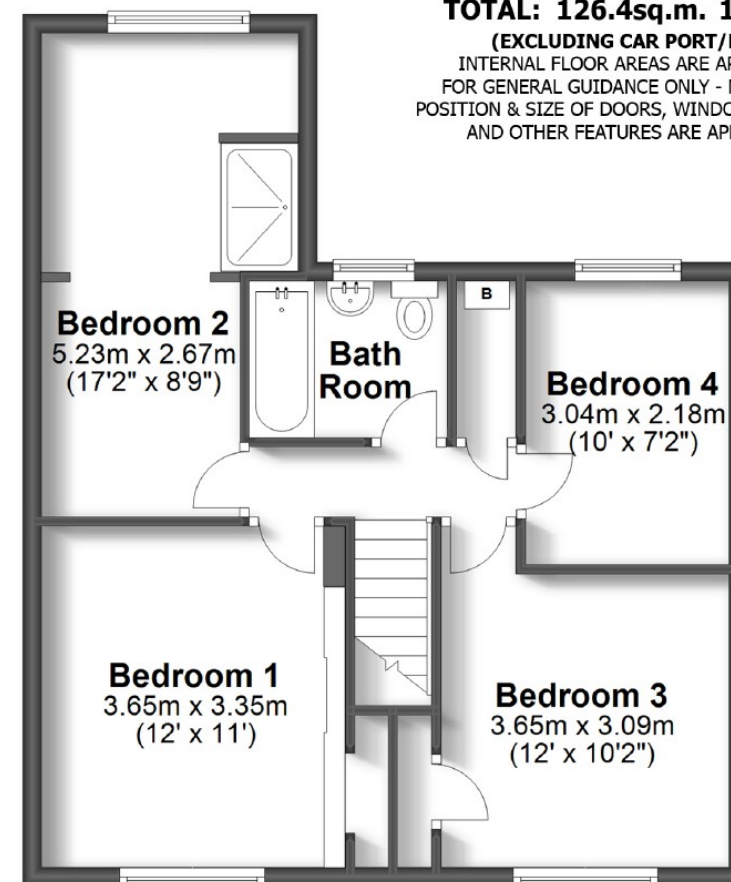
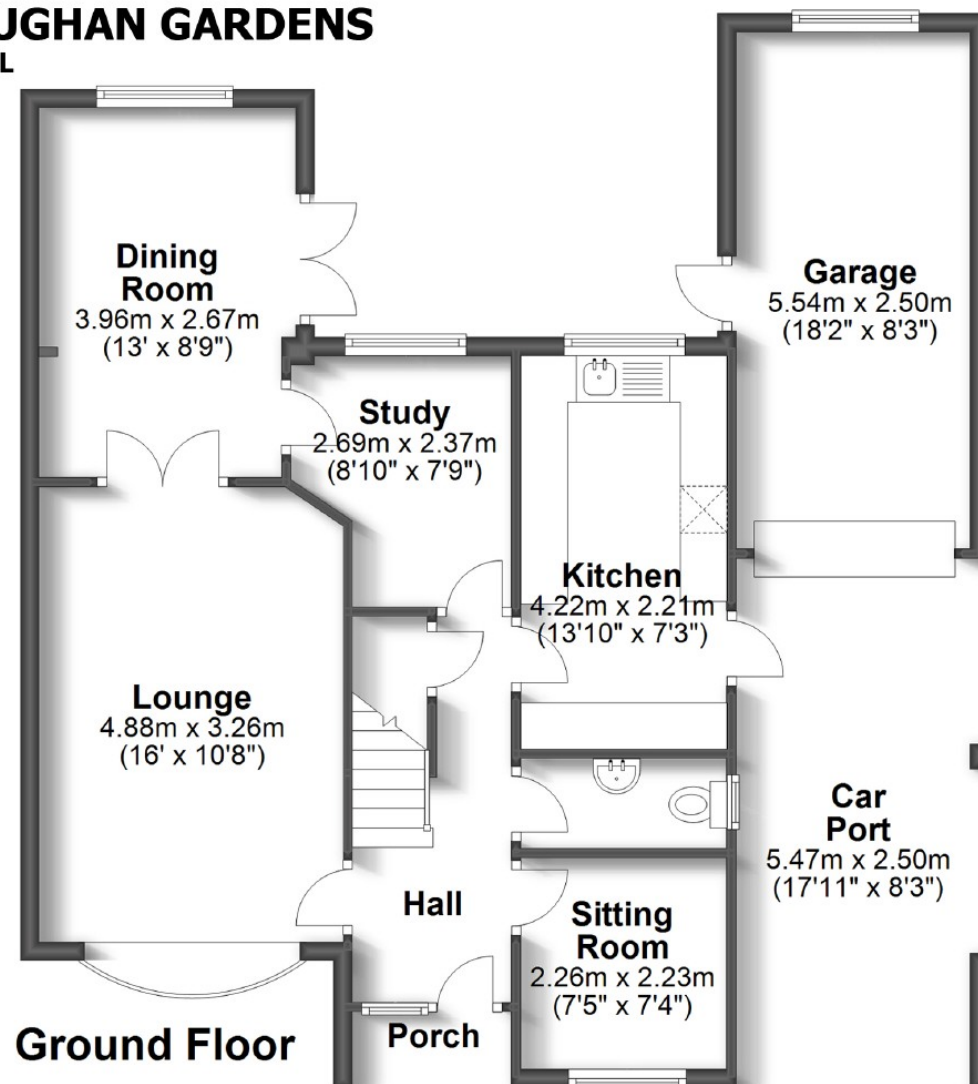
Offers around
£354,950



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.



6 VAUGHAN GARDENS CODSALL



HOUSE: 112.3sq.m. 1208sq.ft.
GARAGE: 14.1sq.m. 152sq.ft.
TOTAL: 126.4sq.m. 1360sq.ft.
(EXCLUDING CAR PORT/PORCH)
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

