



12 Princes Gardens, Codsall, Wolverhampton, WV8 2DH

# 12 Princes Gardens, Codsall, Wolverhampton, WV8 2DH

A beautifully presented family home standing in an exceptionally sought after location with outstanding, contemporary accommodation over two floors with a particularly notable dining kitchen and a superb, private garden to the rear.

## LOCATION

Princes Gardens is a fine and highly regarded residential address which lies close to the centre of Codsall, itself a hugely popular South Staffordshire village which benefits from a comprehensive array of local facilities including rail services with direct connections to Birmingham and Shrewsbury. The M54 is within a few minutes' drive facilitating fast access to Birmingham and beyond and, furthermore, the area is well served by schooling.

## DESCRIPTION

12 Princes Gardens is a superb family home which has been superbly refurbished over the years so that it now provides an outstanding family residence of much calibre. The property benefits from well proportioned rooms to both ground and first floors and one of the particular attractions of the house is the outstanding dining kitchen which is a fine room for modern lifestyles.

The property benefits from excellent décor throughout and is well appointed with kitchen and bathrooms of quality, gas fired central heating, double glazed windows and an intruder alarm.

## ACCOMMODATION

An enclosed, double glazed PORCH has a glazed front door which opens into the HALL with laminated flooring, integrated ceiling lighting and a door to the well appointed GUEST CLOAKROOM with a white suite of WC and wash basin, tiled floor, a double glazed window, integrated ceiling light, fitted shelving and a towel rail radiator. The LOUNGE is a well proportioned living room with sliding double glazed patio doors to the rear, integrated ceiling lighting, laminated flooring, a wall mounted, contemporary gas fire and coved ceiling. There is a SITTING ROOM with a light corner aspect with double glazed windows to both the front and side, laminated flooring and integrated ceiling lighting. The DINING KITCHEN is a room of much merit with a well appointed kitchen area with a comprehensive range of wall and base mounted gloss fronted contemporary units with Getacore working surfaces and a coordinating peninsular unit with raised, glazed breakfast ledge, a range of integrated appliances including a double electric oven, microwave, coffee maker, fridge, freezer and dishwasher, a stainless steel sink unit and a double glazed window overlooking the rear garden. There is an extensive dining area with sliding double glazed patio doors to the garden

together with two double glazed roof lights set within a vaulted recess. The entire room benefits from integrated ceiling lighting floor tiling. There is a LAUNDRY with plumbing for a washing machine, space for a tumble dryer, stainless steel sink, wall mounted central heating boiler, cloaks and storage cupboard, laminated flooring, integrated ceiling lighting and a double glazed side door.

A staircase from the hall rises to the first floor landing with a double glazed window to the front, access to the roof space and integrated ceiling lighting. BEDROOM ONE is a superb double room in size with a wide bank of fitted wardrobes, integrated ceiling lighting and a double glazed window overlooking the rear garden. BEDROOM TWO is a good double room in size with a wide bank of fitted wardrobes and a double glazed window to the front. BEDROOM THREE is also a good room in size with a double glazed rear window and built in wardrobe and the BATHROOM has a well appointed white suite with a panelled bath, WC, wall hung wash basin and separate fully tiled corner shower, tiled walls, tiled floor, integrated ceiling lighting, a double glazed window and a chrome towel rail radiator.

## OUTSIDE

12 Princes Gardens stands in a superb plot behind a wide frontage with a gravel DRIVEWAY providing ample off street parking. There is a GARAGE to one side and gated side access to the delightful REAR GARDEN which enjoys a high degree of privacy. There is a stylish granite paved dining terrace to the rear of the property with granite steps with caged stone borders leading to the shaped rear lawn with gravelled borders and a matured bank of evergreen to the rear helping to secure privacy. There is a detached timber GARDEN ROOM with electric light and power which could be utilised for a variety of different purposes and which would be an ideal games room / leisure room or a study for those wishing to work from home.

We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND E - South Staffordshire  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.

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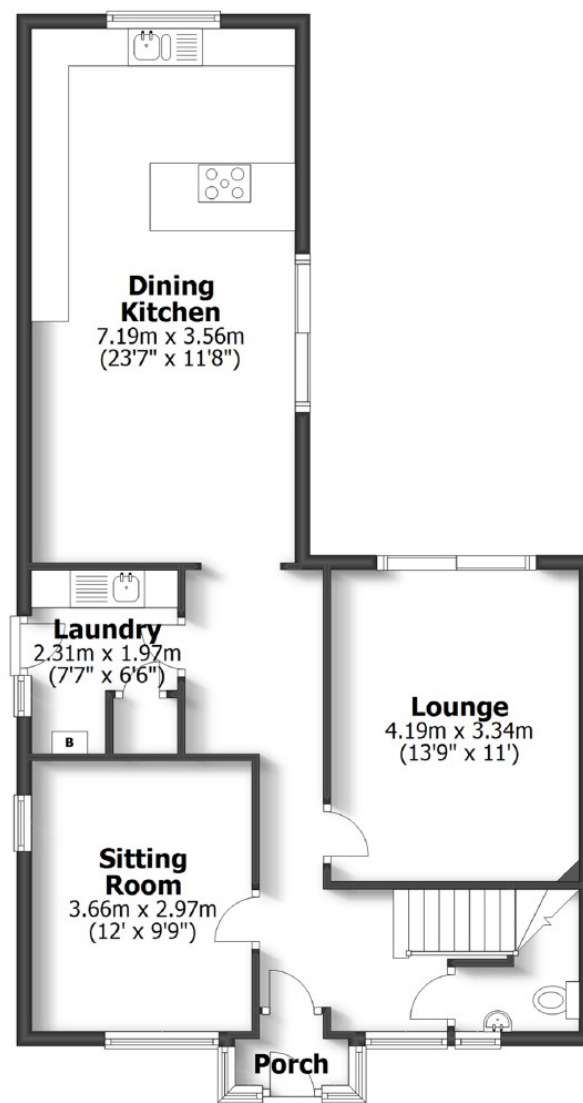
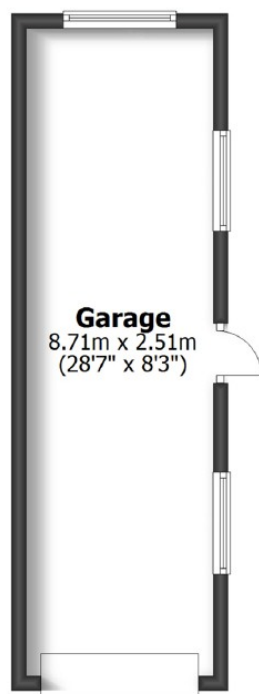
Offers around  
£449,950

**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.

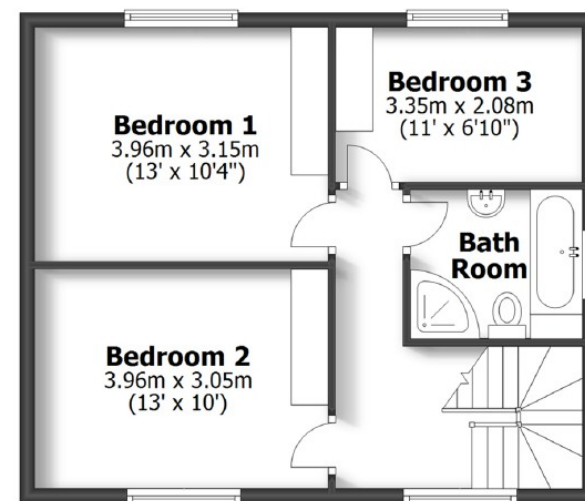


**12 PRINCES GARDENS**  
CODSALL

HOUSE: 118.8sq.m. 1279sq.ft.  
GARAGE: 21.9sq.m. 236sq.ft.  
**TOTAL: 140.7sq.m. 1515sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**

