



64 Princes Gardens
Codsall, WV8 2DH

peterjames
PROPERTY

64 Princes Gardens

Codsall – 0.4 miles

Tettenhall – 3.2 miles

(Distances are approximate)

A wonderful 4-bedroom detached dormer bungalow in sought-after Codsall, presented to a very good standard throughout.

Hall

Dual-aspect sitting room

Study/bedroom 4

Large kitchen, living, and dining space with bi-folding doors

Utility

Ground-floor bathroom

Ground-floor en-suite double bedroom

Two first-floor en-suite double bedrooms

Garden building

Garage

Driveway parking

Well kept front and rear gardens



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Situated in ever-popular Codsall, this generously proportioned and beautifully presented 4-bedroom detached dormer bungalow is only four minutes' walk from Bilbrook station and within easy reach of an excellent choice of schools. The property is pleasantly light throughout with an extension to the rear, offering a delightful dual-aspect sitting room and a superb open-plan kitchen, living, and dining space, enjoying bi-folding doors to the rear garden. Also on the ground floor, this comfortable family home boasts a utility, a stunning en suite master bedroom with patio doors, a stylish bathroom, and a study or fourth double bedroom. Two additional en suite doubles are provided on the first floor. Within the extensive plot, the property includes immaculate gardens to front and rear, a garage, considerable parking, and a substantial garden building suitable for a variety of purposes.



The property's front door opens to a spacious L-shaped **hall**, offering a store cupboard beneath the stairs and double doors to the **sitting room** on the left-hand side. This sizeable triple-aspect room includes a timber fireplace with modern gas fire and is presented to a very good standard. At the rear of the property, a door continues to the large, open-plan **kitchen, living, and dining space**, having large roof windows overhead, an excellent, modern inset fireplace, and bi-folding doors to the rear garden. The entire space is laid with light floor tiles and enjoys exceptional natural daylight, furnished with contemporary taupe and wood-effect units and white stone worktops. Integrated appliances include two eye-level double ovens, a dishwasher, and an induction hob. A **utility room** can be found off, presented to a very good standard with a door to the garden, space for additional appliances, and built-in storage.

The property's **master bedroom** can be found on the ground floor at the rear of the house, beside the kitchen and living space. This generously proportioned double boasts patio doors to the garden, extensive cream fitted wardrobes, and a well-presented **en suite**, featuring white hardware, neutral, modern tiling, and a walk-in shower.

Bedroom four is located to the right of the front door, providing another excellent double room alternatively ideal as a home office. The **family bathroom** is also on the ground floor and is presented to the same high standard, with a bath and shower over. From the hallway, stairs climb to the central landing, where **bedrooms two and three** both enjoy built-in storage, windows to the rear garden, roof windows to allow plenty of natural light, and well-presented **en suites**. This attractive dormer bungalow boasts a very appealing cream-rendered frontage, with driveway parking to the right before the large **garage**. A lawn sits to the left of the driveway, behind a well-kept hedge along the front perimeter. At the rear, the garden is of an excellent size, featuring a full-width paved patio, a shaped, level lawn, and planted borders. A path passes beneath a substantial timber pergola, extending towards a delightful detached **garden room** in the rear left corner. The garden is enclosed by high timber fencing and includes a greenhouse, ideal for the keen gardener.

Situation

This beautifully appointed home can be found in an established and much-desired south-Staffordshire village, enviably positioned within

easy walking distance of the village's considerable amenities. Bilbrook station and the bus stops on Birches Road are only a few minutes' walk away and nearby road connections offer excellent links for wider travel. Codsall Middle School, St Christopher's Catholic Primary, and Birches First School can all be found within a short walk and the property is well-situated for both the Codsall and Aldersley High Schools, with additional primary options also available within the village. The centre of Codsall offers supermarkets, a range of lovely coffee shops, pubs, and easily accessible medical, pharmaceutical, and banking services, with a good selection of further amenities provided only a few minutes away on Wolverhampton Road.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures, fittings or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until verified by their own Solicitors. The sale particulars may change in the course of time and any interested party is advised to make a final inspection of the property to exchange of contracts.



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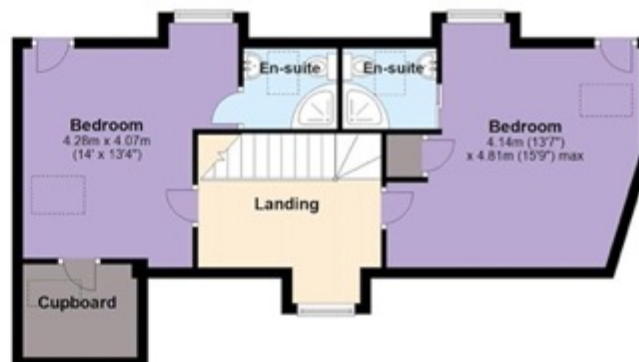
Codsall

HOUSE: 180.6 sq.m 1944 sq.ft.

GARAGE: 23.7 sq.m 255 sq.ft.

TOTAL: 204.3 sq.m 2199 sq.ft.

MEASUREMENTS ARE APPROXIMATE. NOT TO SCALE.
DOORS, WINDOWS AND OTHER FURNITURE ARE FOR ILLUSTRATION
ONLY, SIZE AND LOCATION APPROXIMATE.



EPC - The EPC is attached to these particulars. If it has become detached or is lost, please contact us for a further copy.

Fixtures and Fittings - All carpets and curtains are excluded from the sale but may be available by separate negotiation.

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