



61 Codsall Road, Tettenhall, Wolverhampton, WV6 9QG

BERRIMAN  
EATON

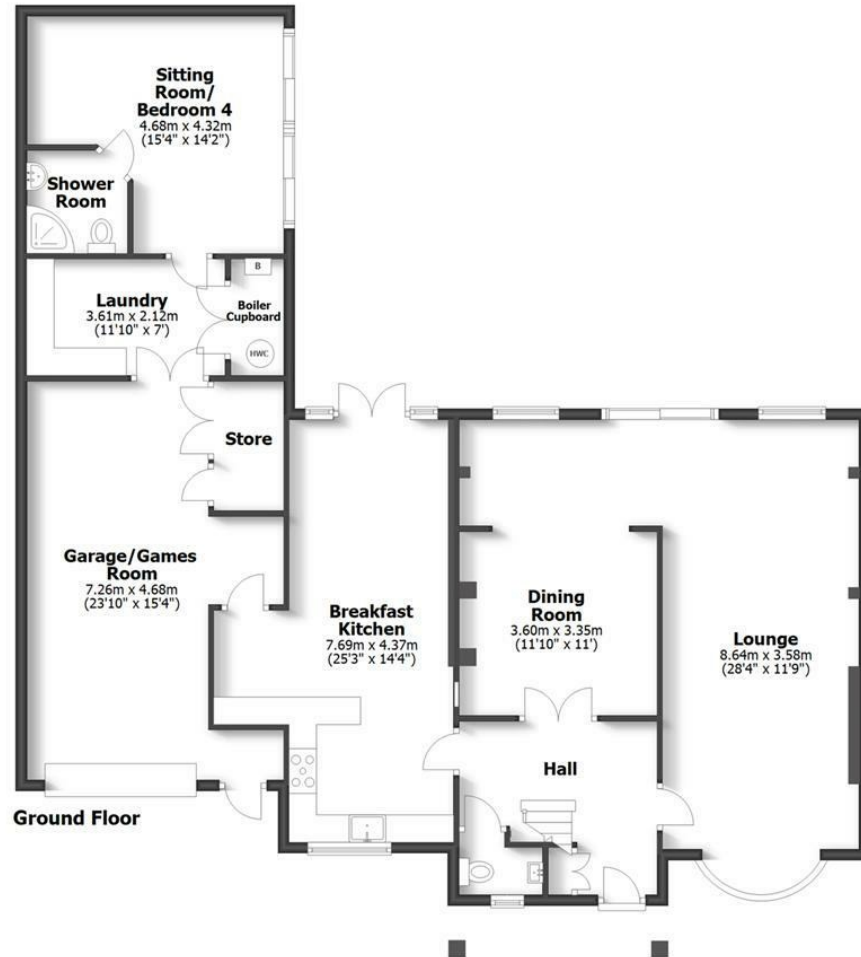




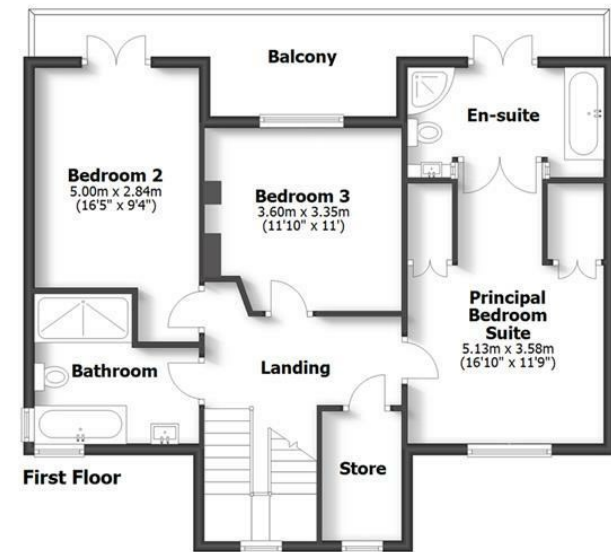
## 61 Codsall Road, Tettenhall, Wolverhampton, WV6 9QG

A superb, refurbished three bedroom detached property which has been extended to the rear and has the opportunity to create a separate annex for multi-generational living (STPP).

**61 CODSALL ROAD  
TETTENHALL**



**TOTAL: 222.1sq.m. 2391sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



## LOCATION

The residence stands in a lovely location within easy reach of the sought after villages of both Tettenhall and Codsall, both of which offer a full complement of local facilities and there is easy access to the further, more extensive amenities of the City Centre.

The M54 facilitates fast access to Shrewsbury, Birmingham and beyond and regular rail services run from Codsall and Bilbrook stations with direct trains to Birmingham and mainline connections at Wolverhampton. The area is particularly well served by schooling in both sectors with Newbridge and Birchfield Preparatory Schools, Tettenhall College, Wolverhampton Grammar School and the Wolverhampton Girls High School all being worthy of note.

## DESCRIPTION

61 Codsall Road was completely refurbished in 2018 including an extension to the rear, new central heating system, new electrics, replastered, new windows and external doors and redecoration throughout. There are contemporary kitchen and bath / shower room suites, oak doors and contemporary radiators throughout and a landscaped rear garden. There is the potential to create an annex should buyers so wish, subject to gaining all of the usual and necessary consents and there is ample parking to the front.

The property benefits from an EV charging point, alarm, CCTV and a hard wired fire system.

## ACCOMMODATION

An open PORCH has a composite door opening into the HALL with Karndean flooring, integrated ceiling lighting, an understairs cupboard and a GUEST CLOAKROOM with WC, wash basin and a double glazed window. There is a superb BREAKFAST KITCHEN with a range of wall and base units with granite working surfaces and splashback, an undermounted ceramic sink with double glazed window over, there are several integrated appliances including a double Neff oven, AEG dishwasher, a Neff induction hob with extractor fan over, space for an American style fridge freezer, space for informal dining with a coordinating island with integrated wine fridge, wiring for a wall mounted TV, integrated ceiling lighting, Karndean flooring, French doors and windows to the rear garden. There is a large LOUNGE with a walk in double glazed bay window to the front, a TV housing unit with electric fire, integrated ceiling lighting, a double glazed patio door and two windows to the rear garden and the room opens up to the DINING ROOM with Karndean flooring, integrated ceiling lighting and an opening to the kitchen.

An internal door to the GARAGE / GAMES ROOM. The electric garage door remains in place and there is a composite courtesy door to the front, there is LVT flooring, storage cupboards and glazed double doors opening into the LAUNDRY with a range of wall and base units with butchers block working surfaces, ceramic sink, space for a tumble dryer and a washing machine and a store housing the Worcester Bosch boiler and Worcester pressurised hot water cylinder. A door opens into the SITTING ROOM / BEDROOM FOUR with double glazed patio doors to the rear terrace, integrated ceiling lighting and a SHOWER ROOM with a shower cubicle, WC, wall mounted wash basin, part tiling to the walls and integrated ceiling lighting. NB the garage, laundry, sitting room and shower room could form the basis for an independent annex should buyers so wish.

A staircase with oak balustrading and a double glazed window to the half landing rises to the first floor with access to the loft. The PRINCIPAL BEDROOM SUITE has a large bedroom with a double glazed window to the front, built in wardrobes, wiring for a wall mounted TV, integrated ceiling lighting and an EN-SUITE BATHROOM with jacuzzi style bath, a shower cubicle with waterfall head and separate hose, vanity unit with wash basin with cupboards beneath and WC, tiled floor and walls, integrated ceiling lighting and double glazed French doors opening onto the glazed BALCONY which runs the width of the property. BEDROOM TWO is a good size double with integrated ceiling lighting and double French doors onto the balcony. BEDROOM THREE is also double with double glazed windows to the rear, integrated ceiling lighting, wiring for a wall mounted TV and there is an under eaves STOREROOM with a double glazed window. The HOUSE BATHROOM has a jacuzzi style bath with pencil shower attachment, vanity unit with sink with drawers beneath, a double shower cubicle with waterfall shower, WC, Karndean flooring, double glazed windows and integrated ceiling lighting.

## OUTSIDE

61 Codsall Road sits behind a large DRIVEWAY providing parking for several vehicles with a screening hedge to the front. There is an EV charging point and electrical sockets.

A gate to the side of the property opens onto a paved area to the side of the property with external lighting and which leads to the PRIVATE REAR GARDEN which has been landscaped with paved terraces providing external seating areas with a pergola, shaped lawn, a gravelled area which is currently used as a playground and there are screening shrubs to the borders making the garden very private.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND E – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows three of the four main providers cover the area internally and all four cover the area externally

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Offers Around £675,000

EPC: D

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.







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