



Amiaoaks, 3 Mill Stream Close, Codsall, Wolverhampton, WV8 1DU

BERRIMAN
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A particularly spacious family home standing in a small cul-de-sac location with well proportioned rooms and the additional benefit for the position of an independent self contained apartment and also benefitting from lovely views to the rear over open fields.

LOCATION

Mill Stream Close is a small cul-de-sac of relatively modern properties standing in a superb position within easy access of the wide-ranging local facilities available within both Codsall and Bilbrook village centres.

There is easy access to the City Centre and the area is well served by schooling in both sectors with Codsall High School being within convenient walking distance.

DESCRIPTION

3 Mill Stream Close was originally conceived by a builder for his own occupation and, as such, was constructed to a high standard with a high level of attention to detail. The property is well presented throughout. There are double glazed windows and gas fired central heating.

The property provides particularly extensive and spacious accommodation with two good reception rooms and a stunning living kitchen to the ground floor, five bedrooms and two bath / shower rooms to the first floor together with an inter-connecting but fully independent first floor apartment which could alternatively be used to provide two further bedrooms.

The house stands in a lovely position with an open outlook to the rear across fields with a copse providing a wooded backdrop beyond.

ACCOMMODATION

An open fronted tile hung PORCH has a front door with glazed panels to either side opening into the INNER PORCH with tiled floor and a front door with glazed side panel opening into the HALL with Karndeian flooring, coved ceiling and a well appointed GUEST CLOAKROOM with a white suite of WC with concealed flush and vanity unit with wash basin with cupboard beneath, tiled floor, integrated ceiling light and coved ceiling. The LOUNGE is a well proportioned reception room with a window to the front, a living flame coal effect gas fire with formal surround, wiring for wall lights and ceiling cornice and there is a SITTING ROOM with a window to the front and ceiling cornice. The focal point of the ground floor is the fine LIVING KITCHEN which benefits from a well appointed kitchen area with a comprehensive range of wall and base mounted cupboards, quartz working surfaces, coordinating centre island with inset induction hob, there is an undermounted stainless steel sink, integrated wide cooler, double electric oven and the entire room has ample space for both living and dining areas, there is a picture window over open views to the rear, bifold doors and French doors, wiring for a wall mounted TV together with a contemporary Contura wood burning stove, integrated ceiling lighting with the whole room having ceiling coving, a walk in store with fitted shelving and cupboards and an adjoining LAUNDRY with base mounted cupboards, plumbing for a washing machine, space for a tumble dryer, Karndeian flooring, a rear window and door, coved ceiling, integrated ceiling lighting and an internal door to the garage.

A staircase with turned balustrading rises from the hall to the part galleried first floor landing with a linen cupboard. The layout of the first floor is flexible in use with two staircases leading to the ground floor and the potential for the creation of an independent annex. There is a PRINCIPAL BEDROOM SUITE with a double bedroom with coved ceiling, a double glazed window taking full advantage of the open views to the rear together with an EN-SUITE BATHROOM with a panelled bath, WC with concealed flush, vanity unit with wash basin and cupboard beneath, coved ceiling and a rear window. BEDROOM TWO is a large double room in size with ceiling coving and a double glazed rear window and BEDROOM THREE is also a good double room in size with a window to the front. BEDROOM FOUR is a single room with a window to the front which could be an ideal office for those wishing to work from home and there is a BATHROOM with a well appointed suite of a panelled bath separate fully tiled shower, vanity unit with WC with cupboards beneath and a WC with concealed flush, coved ceiling and a side window. An open door from the landing leads to an INNER LANDING with BEDROOM FIVE which is a large double room in size with coved ceiling and a front window with a door opening into a further inner landing with BEDROOM SIX which is a good double room in size with ceiling coving, a window to the front and an EN-SUITE SHOWER ROOM with a fully tiled shower, WC and vanity unit with cupboards beneath, coved ceiling and a front window. There is BEDROOM SEVEN which could also be a sitting room for a potential annex with a rear window with superb views, wiring for a wall mounted TV, wiring for wall lights, ceiling cornice and a shelved storage cupboard and there is a KITCHENETTE with wall and base mounted cupboards, plumbing for a dishwasher, an electric oven, sink unit and a side window together with ceiling coving.

The secondary staircase leads down to a REAR LOBBY with tiled floor, a rear door providing independent access and a CLOAKROOM with WC, vanity unit with wash basin and cabinet beneath, tiled flooring and ceiling coving.

OUTSIDE

The property stands in a superb corner plot behind a deep frontage which is well screened from the road with a DRIVEWAY providing ample off street parking, a shaped front lawn and stocked borders together with an integrated garage. There is gated side access to a further area of parking and the REAR GARDEN benefits from a wide entertaining terrace to the rear of the house leading to the shaped lawn beyond with stocked beds and borders and a delightful rear access

We are informed by the Vendors that all mains services are connected.
COUNCIL TAX BAND G – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.

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Offers Around
£645,000

EPC: C

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.



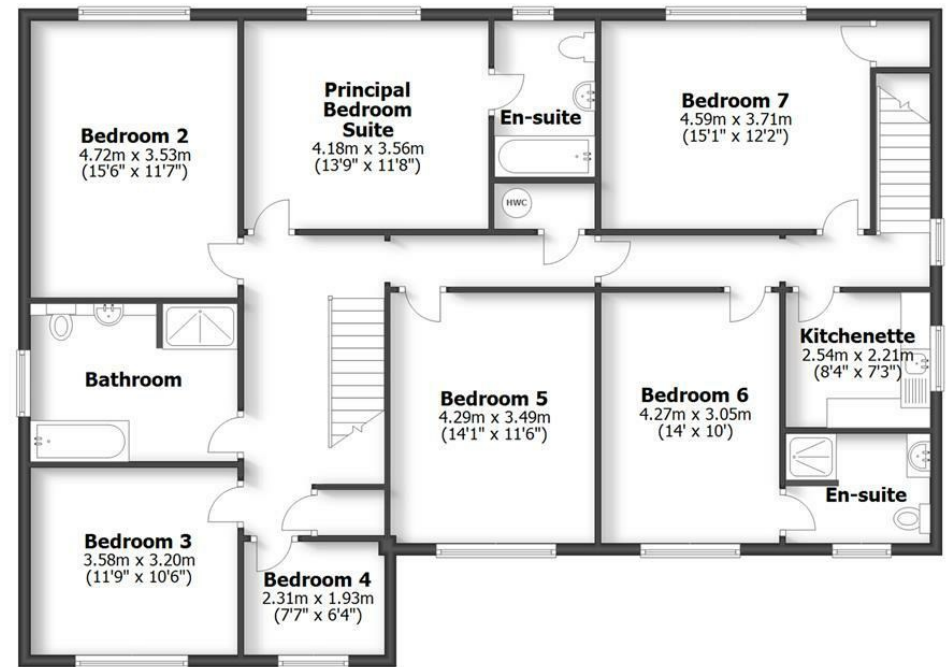
3 MILL STREAM CLOSE CODSALL

HOUSE: 260.6sq.m. 2805sq.ft.
 GARAGE: 35.6sq.m. 383sq.ft.
TOTAL: 296.2sq.m. 3188sq.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

