



91 Suckling Green Lane, Codsall, Wolverhampton, WV8 2BY

BERRIMAN  
EATON

# 91 Suckling Green Lane, Codsall, Wolverhampton, WV8 2BY

A delightfully positioned two-bedroom detached bungalow situated within the leafy suburbs of Codsall.

## LOCATION

The bungalow stands in a fine location in a sought-after area and is within easy walking distance of the wide-ranging facilities available within Codsall Village centre itself.

Excellent schooling in both sectors is easily accessible and there are excellent communication links with rail services running from Codsall station with direct connections to Birmingham, the M54 facility fast access to the motor way network and the whole of the industrial west midlands and there are easy motor routes to Wolverhampton city centre.

## DESCRIPTION

A double glazed door leads to a spacious reception hall, living room with double glazed window to the front, feature fireplace and living flame gas fire. There is a well fitted breakfast kitchen with integrated appliances, two double bedrooms, shower room, tastefully appointed garden room with defined seating and a dining area, gas fired central heating and majority double glazing. There is a garage with plumbing for washing machine. The rear garden is a particular feature of the property being of a good size, and being laid to lawn, paved patio and well stocked mature shrub borders.

## ACCOMMODATION

A double-glazed door opens into the RECEPTION HALL having dado rail and loft access. The LIVING ROOM is of good proportions with feature fireplace and living flame gas fire, large, double-glazed window to the front and further window to the side. The well-equipped BREAKFAST KITCHEN has floor and wall-based cupboards, laminated work surfaces, built in double oven, four ring hob, integrated dishwasher, inset stainless steel sink, part tiled walls double glazed window and door opening into the GARDEN ROOM.

There are TWO DOUBLE BEDROOMS, the larger of the two enjoys views over the rear garden. The SHOWER ROOM comprises a shower cubicle, pedestal hand basin, low flush WC, part tiled walls, and porthole window to the side. There is an exquisite conservatory style GARDEN ROOM with defined seating and dining areas, having double glazed windows and French doors opening onto to the rear garden and a further door to the garage.

## OUTSIDE

91 Suckling Green Lane stands behind a good frontage, with gated side access and low stone walling, predominantly hard landscaped, interspersed with mature shrubs, gravelled and slabbed driveway with access to the GARAGE having double opening doors, wall mounted central heating boiler, plumbing for automatic washing machine, double glazed window to the side and further door opening into the dining area.

The rear garden is of a good size, beautifully landscaped and provides paved patio, shaped lawn and well stocked shrub borders

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.  
The property is FREEHOLD.

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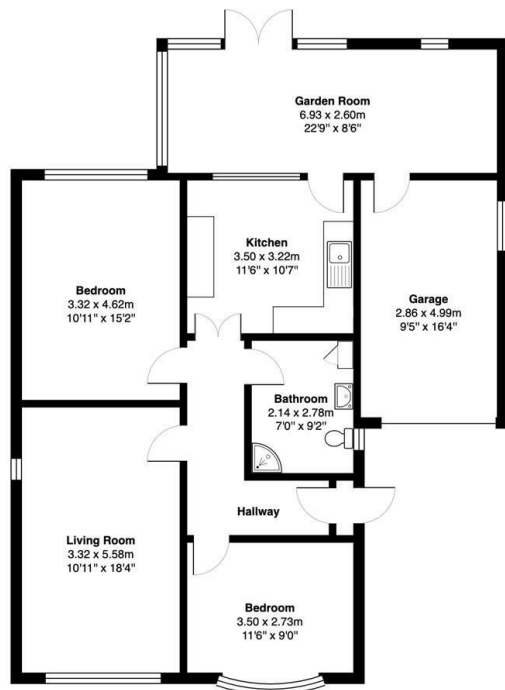
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Offers Around  
£375,000

EPC: E

**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.



Total Area: 105.9 m<sup>2</sup> ... 1140 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



