



16 Meadow Vale, Codsall, Wolverhampton, WV8 2LB

BERRIMAN
EATON

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A particularly well located four bedroom family home standing in a large corner plot providing excellent external space and ample opportunity for extensions to both the ground and first floors (STPP).

DESCRIPTION

Meadow Vale is a small cul-de-sac lying off Birches Road in a well established and highly regarded location. The extensive amenities afforded by Codsall Village, Birches Bridge, Bilbrook and Tettenhall are all within easy reach as is the City Centre itself. The communications are excellent with local rail services running from Codsall and Bilbrook Stations with direct connections to Shrewsbury and Birmingham and the M54 being easily accessible. The area is well served by schooling for which Codsall is renowned.

The property itself is an attractive, detached house with well proportioned living accommodation over both ground and first floors.

ACCOMMODATION

Some years ago, the property was extended to the front to increase the size of the HALL which now provides a large entrance to the house which could be ideal as a study area for those wishing to work from home. There is a GUEST CLOAKROOM with a fitted suite of WC and pedestal wash basin and a concealed wall mounted gas fired central heating boiler. The LOUNGE is a large living area with a leaded window to the front, living flame coal effect gas fire with contemporary surround, wiring for wall lights, coved ceiling and glazed doors and panels opening into the DINING ROOM which, again, was a later addition to the house and which provides a useful and versatile second reception room with a double glazed side window and double glazed patio doors to the garden. The BREAKFAST KITCHEN is a large room with a full range of wall and base mounted cupboards and a peninsular unit with breakfast bar, stainless steel sink, space for an electric cooker with filtration unit above, plumbing for a dishwasher, plumbing for a washing machine, tiled floor, a shelved under stairs pantry, tiled floor and a window overlooking the rear garden.

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A staircase from the hall rises to the landing with access to the roof space and an airing cupboard with hot water cylinder and slatted shelving. BEDROOM ONE is a good double room in size with a leaded front window, coved ceiling and a built in wardrobe. BEDROOM TWO is also a good double room in size with a leaded window to the front, coved ceiling and a built in over stairs wardrobe. BEDROOMS THREE AND FOUR are both good size rooms and both have windows overlooking the rear garden. The BATHROOM has a modern suite with a panelled bath, separate fully tiled shower cubicle and pedestal basin, tiled walls, coved ceiling, a rear window and there is a separate WC with a low level suite, coved ceiling and a rear window.

OUTSIDE

16 Meadow Vale stands in one of the best positions within the cul-de-sac and occupies a large corner plot with an impressive return frontage, a large, shaped lawn to the front and a DRIVEWAY providing ample off street parking. There is a CAR PORT to the side which leads to the GARAGE with an elevating door. There is open access from the car port to the superb side and rear garden which is of an unusually large size for a property of this nature. There is a paved patio to the rear of the property and the lawn sweeps around the side and rear of the property providing excellent external space with well stocked beds and borders. The GARDEN benefits from a fine degree of privacy and the house also benefits from a delightful, matured outlook to the front. Because of the orientation of the house within the plot there is ample scope for extensions to both the side and rear to two storeys should buyers so wish, subject to gaining all of the usual and necessary consents and permissions.

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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.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

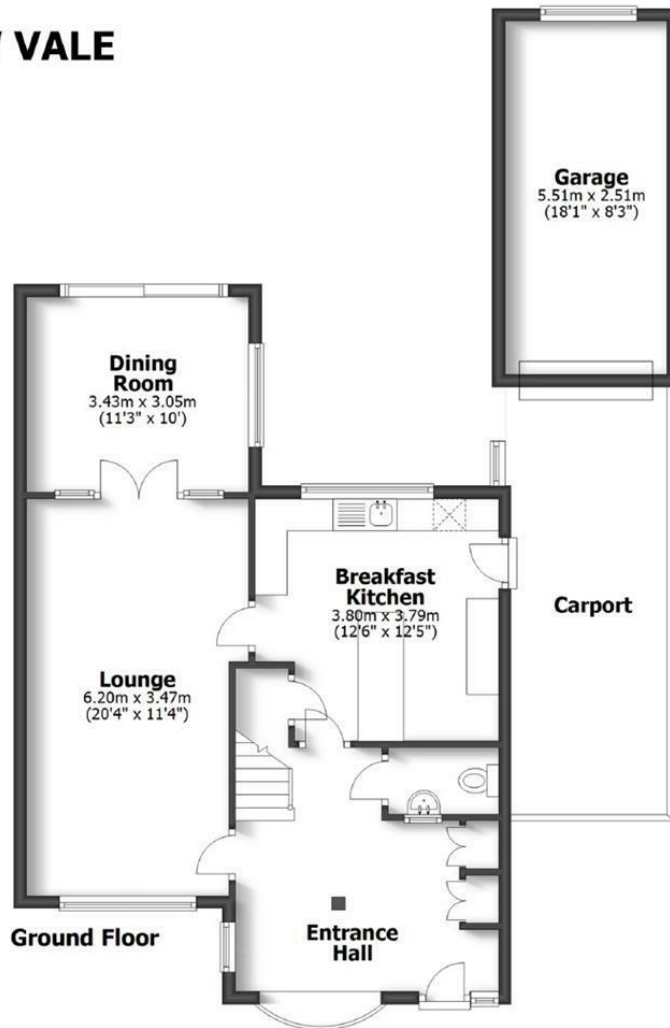
Offers Around
£405,000

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.



16 MEADOW VALE
CODSALL



HOUSE: 109sq.m. 1173sq.ft.
GARAGE: 13.9sq.m. 149sq.ft.
TOTAL: 122.9sq.m. 1322sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

