



94 Codsall Road, Tettenhall, Wolverhampton, WV6 9QP

BERRIMAN  
EATON

# 94 Codsall Road, Tettenhall, Wolverhampton, WV6 9QP

A well located six bedroom family home providing extensive living accommodation over two floors and standing in a superb plot of a little under a quarter of an acre in total acres in total.

## 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

94 Codsall Road is an attractive, detached residence with well planned and well proportioned accommodation over two storeys. The property benefits from five bedrooms to the first floor, two of which have en-suite shower rooms and there is a house bathroom together with a ground floor bedroom suite, again with en-suite shower room, making the property ideal for multi-generational occupancy.

The property has been well maintained over the years and is well presented throughout and has double glazing and gas fired central heating.

## ACCOMMODATION

An open fronted PORCH has a front door opening into the PORCH with a cloaks cupboard and a door opening into the HALL with laminated flooring, ceiling coving and a GUEST CLOAKROOM with a contemporary white suite of WC and wall hung wash basin, tiled walls and floor, a rear window, a backlit sensor mirror over the sink and storage cupboards. The LOUNGE is a large and light through room with windows to three elevations and French doors to the garden, an open fire with quarry tiled hearth and formal surround, laminated flooring, wiring for wall lights and ceiling coving. There is a SITTING ROOM / BEDROOM with a bay window to the front, living flame coal effect gas fire with marble hearth and slips and formal surround, an interconnecting door to the kitchen and an EN-SUITE SHOWER ROOM with a contemporary white suite with a WC and vanity unit with wash basin, tiled walls and floor and a shower with waterfall head and separate hose. The DINING KITCHEN has a full range of wall and base mounted cupboards, a comprehensive range of cabinets, a Siemens electric hob with stainless steel Siemens extraction chimney above, a built in Siemens double electric oven, an integrated fridge and freezer, a larder cupboard, laminated flooring, a window overlooking the rear garden, integrated ceiling lighting and ample space for dining. A door from the kitchen opens into the SPICE KITCHEN / LAUNDRY with a four ring gas hob with stainless steel extraction chimney above, wall and base mounted cupboards, plumbing for a washing machine and space for a tumble dryer, tiled floor, part tiled walls, an internal door to the garage store, a side window and a door to the garden.

Stairs from the hall rise to the part galleried landing with a window to the rear, storage cupboard with drawers beneath and access to the roof space. BEDROOM SUITE ONE has a double bedroom, fitted wardrobes, two windows to the front, wiring for a wall mounted TV, coved ceiling and an EN-SUITE shower room with a fully tiled shower and vanity unit with wash basin and WC with concealed flush, tiled walls and floor, a side window and integrated ceiling lighting. The SECOND BEDROOM SUITE has a double bedroom with a wide bank of fitted wardrobes, front window, coved ceiling, laminated flooring, wiring for a wall mounted TV and an EN-SUITE SHOWER ROOM with a fully tiled shower, WC and vanity unit with wash basin, tiled walls and floor, a window and integrated ceiling lighting. BEDROOM THREE is a double room in size with a light corner aspect with windows to the rear and side, fitted wardrobes either side of a chest of drawers and a knee hole dressing table / desk, fitted shelving and laminated flooring. BEDROOM FOUR has fitted wardrobes with cupboards above the bedhead recess, coved ceiling and a window to the front and BEDROOM FIVE is also a double room in size with a window overlooking the rear garden and fitted wardrobes. There is a BOX ROOM / STUDY with coved ceiling and a rear window and a BATHROOM with a well appointed contemporary suite with a panelled bath with shower over, vanity unit with wash basin and WC with concealed flush, tiled walls and floor, integrated ceiling lighting and a rear window.

## OUTSIDE

94 Codsall Road stands in a generous plot with a total size of approximately 0.24 acres. The house stands behind a matured, screening front boundary and there is a large DRIVEWAY laid in imprinted concrete providing parking for many cars. There is a GARAGE STORE with an elevating door to the front, electric light and power, side window and an internal door to the spice kitchen / laundry.

Gated side access from the drive to the REAR GARDEN which has a terrace to the rear of the house laid in a herringbone pattern brick pavements, a good size shaped lawn with well stocked and matured beds and borders helping to secure privacy and there is also further parking to the side of the house with gated access from the drive.

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND G – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

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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.



**94 CODSALL ROAD  
TETTENHALL**

HOUSE: 174.5sq.m. 1879sq.ft.  
 GARAGE: 11.8sq.m. 127sq.ft.  
**TOTAL: 186.3sq.m. 2006sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



