



12 Keepers Lane, Codsall, Wolverhampton, WV8 2DP

BERRIMAN  
EATON

# 12 Keepers Lane, Codsall, Wolverhampton, WV8 2DP

A substantial, detached single storey residence providing accommodation of much depth in a highly regarded Codsall location. NO UPWARD CHAIN.

## LOCATION

12 Keepers Lane stands at the meeting of Keepers Lane and Suckling Green Lane in a convenient and easily accessible location. Bilbrook Train Station is within easy walking distance and provides direct services to Shrewsbury, Birmingham and beyond and a wide range of shopping facilities are available within Birches Bridge and Codsall Village Centre itself.

## DESCRIPTION

The property comprises a substantial bungalow of much note with well proportioned rooms throughout. The property is well presented and has been well maintained over the years with appointments of quality and modern kitchen and bathroom suites. The property benefits from double glazing and gas fired central heating and there is neutral décor.

One of the principal attractions of the bungalow is the superb plot within which it stands with a fine, corner return frontage and a dual entrance carriage driveway together with a third drive to the side, all combining to ample off street parking. There are extensive front lawns and a pleasant, low maintenance courtyard garden to the rear.

## ACCOMMODATION

An enclosed PORCH with windows to two elevations has a front door with glazed panel to one side opening into the RECEPTION HALL with ceiling coving, a shelved storage cupboard and a useful cloaks and storage cupboard. The LOUNGE is a well proportioned living room with a wide picture window to the front, a living flame coal effect gas fire with elegant limestone surround, ceiling coving and glazed double doors opening into the DINING ROOM which is a lovely reception room with a window to the side and ceiling coving. The KITCHEN has a full range of wall and base mounted cupboards with a ceramic sink, space for a range style cooker with filtration unit above, Kardean flooring, ceiling coving and integrated ceiling lighting. There is an INNER LOBBY with wall and base mounted cupboards, plumbing for dishwasher, a Worcester Bosch wall mounted gas fired central heating boiler and a door into the CONSERVATORY which is an excellent room in size and which is fully double glazed with tiled floor and there are two central heating radiators helping to make the room useable all year round, French door to the rear garden, an internal door to the garage and a GUEST CLOAKROOM with white suite of WC and wall hung wash basin, part tiled walls, tiled floor and an integrated ceiling light.

A glazed and panelled door from the reception hall opens into the INNER HALL with ceiling coving and access to the roof space. BEDROOM ONE is a good double room in size with windows and French doors overlooking the rear courtyard, a wide bank of fitted wardrobes and ceiling coving. BEDROOM TWO is a good double room in size with a double glazed front window, two wide banks of fitted wardrobes and ceiling coving and BEDROOM THREE is also a good room in size with a window, built in wardrobes and ceiling coving. The BATHROOM has a well-appointed white suite with a panelled bath, separate shower, WC and pedestal basin, tiled walls, ceiling coving and a window.

## OUTSIDE

12 Keepers Lane stands in a fine, corner position with a WRAP AROUND FRONTAGE with extensive lawns and well stocked and planted beds and borders. There is a CARRIAGE DRIVEWAY together with a further DRIVEWAY to the side providing superb parking provision. There is a GARAGE with a remote controlled roller shutter door, a STORE with a remote control roller shutter door and a LAUNDRY to the rear with plumbing for a washing machine, base mounted units and stainless steel sink.

The COURTYARD STYLE REAR GARDEN has been hard landscaped for ease of maintenance and is predominantly paved with beds and borders and it provides a delightful alfresco seating and dining area.

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

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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.



**12 KEEPERS LANE  
CODSALL**



HOUSE: 135.7sq.m. 1460sq.ft.  
 GARAGE/STORE: 24.5sq.m. 264sq.ft.  
**TOTAL: 160.2sq.m. 1724sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE

