



3 South View Close, Codsall, Wolverhampton, WV8 2JD

BERRIMAN
EATON

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A four bedroom detached house with well proportioned accommodation over both ground and first floors in a sought-after South Staffordshire location

LOCATION

South View Close is a highly regarded cul-de-sac close to the wide ranging facilities available within Birches Bridge Shopping Parade and Bilbrook Railway Station is particularly accessible with direct connections to Shrewsbury, Birmingham and beyond. Communications are excellent with the M54 being nearby and there is schooling of high repute in both sectors.

DESCRIPTION

3 South View Close is an ideal family home with well proportioned accommodation over both ground and first floors with two reception rooms, a breakfast kitchen and laundry to the ground floor and a bedroom suite, three further bedrooms and a shower room to the first floor. The property benefits from a driveway, extended garage and rear garden along with double glazing and gas central heating.

ACCOMMODATION

A double glazed front door opens into the HALL with oak laminate flooring, a useful cloaks and storage cupboard, an under stairs store and a GUEST CLOAKROOM with WC, wall mounted wash basin, tiled floor, part tiled walls and heated ladder towel rail. Glazed double doors open into the LOUNGE with a double glazed window to the front, a coal effect gas fire set in a formal surround, coved ceiling, wiring for wall lights, oak laminate flooring and double glazed patio doors into the CONSERVATORY with tiled floor, double glazed windows and double doors to the rear garden, ceiling fan and wiring for wall lights. From the hall glazed double doors open into the DINING ROOM with oak laminate flooring, coved ceiling and a walk in double glazed bay window. There is a contemporary BREAKFAST KITCHEN with a range of wall and base units with working surface over, tiled splash back, a sink and drainer with double glazed window over, fitted Neff appliances including a four ring gas hob with filtration unit above and electric oven beneath, space for a fridge freezer, tiled flooring and a door to the LAUNDRY with coordinating units to those in the kitchen, space and plumbing for a washing machine and a tumble dryer, wall mounted Worcester Bosch boiler, tiled floor and a double glazed door to the rear garden.

Stairs from the hall rise to the first floor landing with coved ceiling, access to the loft and a cupboard housing the Worcester pressurised hot water cylinder. The PRINCIPAL BEDROOM SUITE has a good size double bedroom with coved ceiling, a double glazed window to the rear garden and a contemporary EN-SUITE SHOWER ROOM with a shower cubicle, WC, wash basin with vanity units beneath, tiled floor, tiled walls, heated ladder towel rail, integrated ceiling lighting and a double glazed window. There are THREE FURTHER DOUBLE ROOMS with double glazed windows and a contemporary SHOWER ROOM with a double ended double shower cubicle with waterfall head with separate hose and a second shower to the other end, wash basin with vanity cupboards beneath, WC, tiled floor and walls, double glazed window, a heated ladder towel rail and integrated ceiling lighting.

OUTSIDE

3 South View Close sits behind a DRIVEWAY laid in tarmac which was re-laid approximately three years ago and provides ample off street parking, there is a lawn to one side and a paved patio leading to the front door. The GARAGE has an up and over door, concrete flooring, electric light and power and it has been extended and has a courtesy door to the rear.

There is gated side access to the REAR GARDEN with a paved patio to the rear of the property, shaped lawn, matured screening hedges and a shed.

We are informed by the Vendors that all mains services are connected.
COUNCIL TAX BAND F – 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
£549,950

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 SOUTH VIEW CLOSE
CODSALL**

HOUSE: 125.6sq.m. 1352sq.ft.
 GARAGE: 28sq.m. 302sq.ft.
TOTAL: 153.6sq.m. 1654sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



