



43 Farran Drive, Codsall, Wolverhampton, WV8 1FA

BERRIMAN
EATON

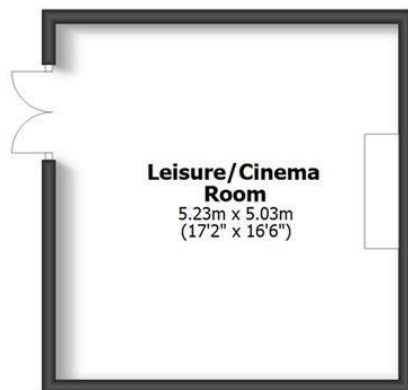




43 Farran Drive, Codsall, Wolverhampton, WV8 1FA

A beautifully appointed modern, three storey family home which has been comprehensively refurbished and remodelled by the current sellers since the property was originally built to provide a stunning family home.

**43 FARRAN DRIVE
CODSALL**

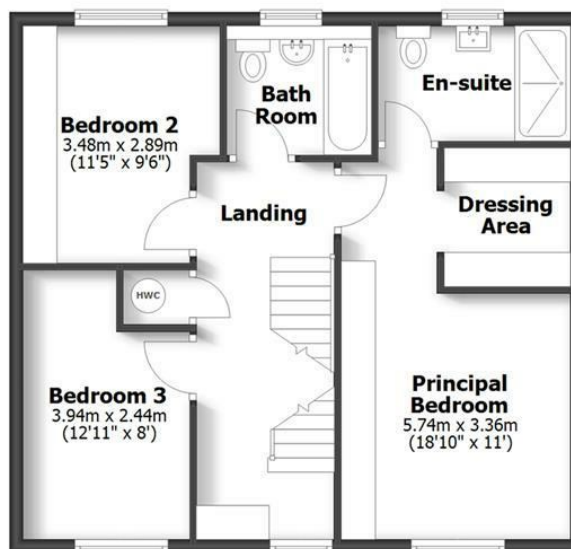


HOUSE: 162.2sq.m. 1745sq.ft.
LEISURE ROOM: 26.3sq.m. 283sq.ft.
TOTAL: 188.5sq.m. 2028sq.ft.

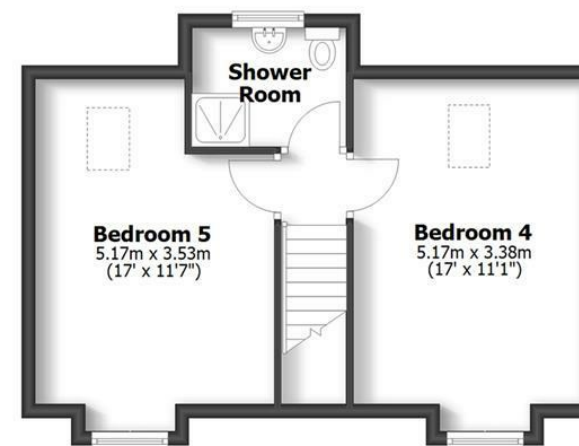
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor

LOCATION

Farran Drive stands in a superb position just off Sandy Lane in a popular South Staffordshire address. Both Bilbrook and the highly regarded village of Codsall provide a full complement of local facilities and the area is well served by schooling in both sectors. Bilbrook and Codsall are well located for easy communications and are situated within easy reach of the extensive amenities afforded by Wolverhampton City Centre, local rail services run from Codsall and Bilbrook stations with mainline connections at Wolverhampton and the M54 (Junction 2) is within easy reach.

DESCRIPTION

43 Farran Drive is a beautifully presented family home of much distinction which provides extensive five bedrooms and three bath / shower room accommodation over three floors making the house ideal for large families.

The sellers purchased the property from new in 2019 and, since then, have carried out a significant program of improvements. An oak staircase was fitted, the layout of the ground floor was altered to provide outstanding open plan living spaces and a new kitchen by well-known specialist Bernard Savage was installed. There is Amtico flooring throughout the ground floor, the en-suite shower room to the principal bedroom has been refurbished and, overall, the property has been taken to another level. There are plantation shutters or integrated blinds to many of the windows and internal oak doors with contemporary furniture and CCTV to the front, rear and side.

ACCOMMODATION

A composite front door with electronic lock opens into the HALL with understairs storage cupboards and a well-appointed GUEST CLOAKROOM with a white suite. There is a STUDY / SITTING ROOM with a wide bank of storage cupboards. The PRINCIPAL LIVING AREAS are open plan and include a LOUNGE which provides ample and comfortable living space with a feature wall with inset living flame gas fire with recessed TV area above and shelving to either side. The DINING ROOM has bifold doors with Bi-fold doors to the rear, a wide bank of library style cabinetry with shelving, downlit display recesses and cupboards beneath which were custom built by Bernard Savage interiors. The KITCHEN has been refitted to an exceptionally high standard by Bernard Savage Interiors with bespoke cabinetry and marble working surfaces, a larder cupboard with electric sockets for toasters air fryers etc, a fridge freezer housing unit, space for a range style cooker, an integrated Bosch dishwasher, a downlit pantry cupboard, a concealed Ideal wall mounted gas fired boiler, integrated ceiling lighting, under unit down lighting, plinth lighting, bifold windows with integrated blinds.

A staircase with oak balustrading rises to the galleried first floor landing with an airing cupboard with pressurised hot water cylinder and fitted and shelved storage cupboards / wardrobe. The PRINCIPAL SUITE runs through the whole depth of the house and benefits from a double bedroom with an extensive range of quality fitted furniture including wardrobes, shelving, a recessed TV housing unit, a dressing table with backlit mirror above, an air conditioning unit and there is a walk in DRESSING AREA with integrated ceiling lighting and wide banks of bespoke fitted wardrobes. The EN-SUITE SHOWER ROOM has been replaced with a fully tiled double shower with waterfall head and separate hose, WC with concealed flush and vanity unit with cupboard and inset wash basin, tiled floor and walls, integrated ceiling lighting and a tall, contemporary towel rail radiator. BEDROOM TWO is a good room in size with fitted furniture with drawers, cupboards and a knee hole desk / dressing table. BEDROOM THREE is a good room in size with a feature, contemporary panelling to one wall with wiring for a wall mounted TV and the BATHROOM has a white suite with a panelled bath with shower over, WC and pedestal basin, LVT flooring, part tiled walls, integrated ceiling lighting and a chrome towel rail radiator.

A further staircase with oak balustrading rises to the upper floor landing. BEDROOM FOUR is a superb room in size with alight through aspect and an air conditioning unit. BEDROOM FIVE is also a superb room in size with a light through aspect and an air conditioning unit. The SHOWER ROOM has a fully tiled corner shower, WC and pedestal basin, LVT flooring, part tiled walls, integrated ceiling lighting and a chrome towel rail radiator.

OUTSIDE

The property stands behind a re-landscaped frontage with wrought iron railings, a pedestrian gate and gravelled beds and there is a DRIVEWAY to one side providing off street parking for several vehicles and there is an EV charging point and a secure door to the delightful REAR GARDEN which has been fully landscaped with an extensive Indian stone patio to the rear of the property with a fitted canopy above with rotating slats to the ceiling so the it can be used all year round. There is a terrace to the rear of the property laid in Indian stone tiling with a fitted pergola above and a solid fuel burning stove. The lawn is laid in artificial grass with loose stone borders and there is external power points and a cold water supply.

The garage has been converted to provide an outstanding LEISURE ROOM / CINEMA ROOM with wiring for a wall mounted TV, integrated ceiling lighting, Amtico flooring, contemporary part timber panelled walls, all combining to provide a fine recreation room with double glazed doors with fitted blinds opening onto the garden.

ESTATE CHARGE

There is an estate charge which is £196.75 for the year of 2023.

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.

EPC: B

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.







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