



4 Leveson Crescent, Codsall, Wolverhampton, WV8 1FG

BERRIMAN
EATON

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A superbly presented two bedroom semi detached property nestled in the heart of the development yet in a quiet corner of a cul-de-sac

LOCATION

Leveson Crescent 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 have direct services to Birmingham and Shrewsbury and the M54 (Junction 2) is within easy reach.

DESCRIPTION

4 Leveson Crescent was built in 2019 and offers contemporary accommodation throughout. There are kitchen and bathroom / shower room suites of note, gas central heating and double glazing along with a tandem driveway and private rear garden.

ACCOMMODATION

A composite front door opens into the HALL with wood effect flooring and a GUEST CLOAKROOM with WC, corner pedestal wash basin with tiled splash back, integrated ceiling lighting, a window to the side and wood effect flooring. An open doorway from the hall leads into the KITCHEN with a range of contemporary gloss fronted wall and base units with roll top working surfaces, stainless steel sink with window over, a four ring gas hob with filtration unit above and stainless steel splash back and built under electric oven, integrated fridge freezer, integrated dishwasher, integrated washing machine and wood effect flooring. A glazed door opens into the RECEPTION ROOM with ample space for both seating and dining, an understairs storage cupboard and double glazed French doors and windows to the rear garden.

Stairs with wooden balustrading rise to the first floor landing with access to the loft. The PRINCIPAL BEDROOM SUITE has a good size double room with a double glazed window to the rear and an EN-SUITE SHOWER ROOM with a fully tiled shower cubicle, pedestal wash basin, WC, part tiled walls and integrated ceiling lighting. BEDROOM TWO is also double in size with two double glazed windows to the front and the BATHROOM has a panelled bath with handheld shower attachment, pedestal wash basin, WC, integrated ceiling lighting and part tiled walls.

OUTSIDE

4 Leveson Crescent has a DRIVEWAY laid in tarmacadam to the front for two cars with a paved path leading to the front door with mature shrubs to the planted borders.

Gated side access leads to the south facing REAR GARDEN with a paved patio to the rear of the property with shaped lawn beyond with flowering shrubs to the borders and a shed.

ESTATE CHARGE

There is an estate charge of £235 for the upkeep of the communal areas.

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

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast is available
Mobile – Ofcom checker shows 3 out of 4 of the main suppliers have voice and data available inside, all 4 of the main suppliers have enhanced data outside
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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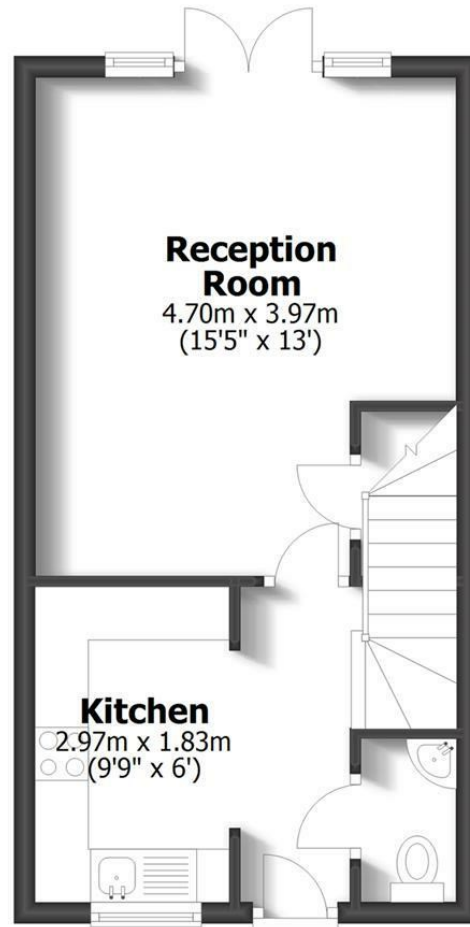
Offers Around
£244,000

EPC: B

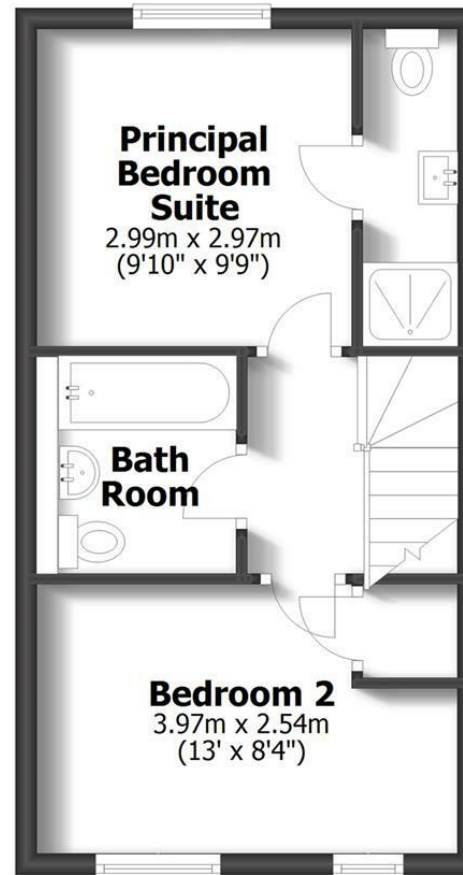
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



4 Leveson Crescent
Codsall



Ground Floor



First Floor

TOTAL: 61.7sq.m. 664sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

