



Vine Cottage, 36-38 Church Road, Codsall, Wolverhampton, WV8 1EH

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An attractive village residence providing surprisingly spacious and flexible accommodation together with a charming walled garden, a garage and within walking distance of the village centre

LOCATION

Church Road is one of the most sought after addresses within Codsall with the wide-ranging amenities of the village itself within walking distance. Rail services run from Codsall Station with direct services to Shrewsbury, Birmingham and beyond, the M54 is within easy reach facilitating fast access to the national motorway infrastructure and the area is well served by schooling in both sectors.

DESCRIPTION

Vine Cottage is a well-proportioned, period residence which was originally a pair of cottages which are believed to date from the mid-19th century which have been combined to create a charming family home.

The property benefits from excellent accommodation with three reception rooms to the ground floor providing versatility of use together with three bedrooms and two bath /shower rooms to the first floor. The garden has been landscaped and there is a garage.

The property has been well maintained over the years, is well presented throughout and benefits from double glazing and gas fired central heating. The property was re-roofed in 2016.

ACCOMMODATION

A part glazed and panelled front door opens into a HALL with tiled floor, coat hooks, a walk in cloaks closet and a CLOAKROOM with a white suite of WC and wall hung wash basin, part tiled walls, tiled floor and a double glazed window. There is a SITTING ROOM with a light, through aspect with double glazed windows to both the front and rear, raftered ceiling, a brick fireplace with living flame coal effect gas fire and quarry tiled hearth and original fitted cupboards. The LOUNGE is a well-proportioned room with two double glazed windows to the front overlooking the gardens, an open cast iron fireplace with ceramic tiled slips and granite hearth with carved surround, raftered ceiling, built in cupboards and laminated flooring. The DINING ROOM has a deep, walk in double glazed bay window to the front, raftered ceiling, plaque rails and an open brick fireplace with quarry tiled hearth, cupboard with shelving above and a door to the CELLAR. The BREAKFAST KITCHEN is a well-proportioned room with a light corner aspect with double glazed windows to the side and front together with a stable style door, a full range of wall and base mounted cabinetry with butchers block working surfaces, space for a range style cooker with Rangemaster extractor fan above, a range of integrated appliances including a fridge freezer, dishwasher, a washing machine and a tumble dryer, tiled floor and integrated ceiling lighting.

A staircase from the dining room rises to the first floor landing. The PRINCIPAL SUITE has a double bedroom with a double glazed window overlooking the gardens, built in storage cupboard and drawers together with a wardrobe and an adjoining EN-SUITE SHOWER ROOM with a fully tiled shower, vanity unit with wash basin, WC with concealed flush and cupboard, part tiled walls, laminated flooring, a double glazed side window, access to under eaves storage and a concealed Ideal wall mounted gas fired central heating boiler. BEDROOM TWO is a good double room in size with a double glazed window overlooking the garden and two built in wardrobes with cupboards above. BEDROOM THREE is also a double room in size with a double glazed front window and the BATHROOM has a fitted suite with a panelled bath with electric shower over, pedestal basin and WC, part tiled walls, integrated ceiling lighting and a light corner aspect with double glazed windows to the front and side.

OUTSIDE

Vine Cottage has a delightful, walled garden which enjoys a considerable degree of privacy for a property in this location. There is a Garage on Church Road and a ledged and braced door which opens onto a pathway laid in brick paviours which leads to the front door and there is a large area of lawn with stocked beds and borders, a pergola walkway, a paved seating terrace, an area of kitchen garden, a greenhouse and a hot tub. There is also a GARDEN ROOM which has electric light and power and which could be an ideal office for those wishing to work from home.

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.

Broadband – Ofcom checker shows Standard and Superfast are available

Mobile – Ofcom checker shows the four main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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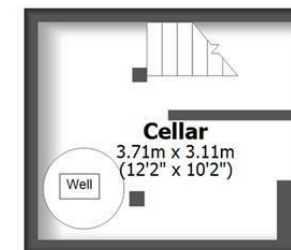
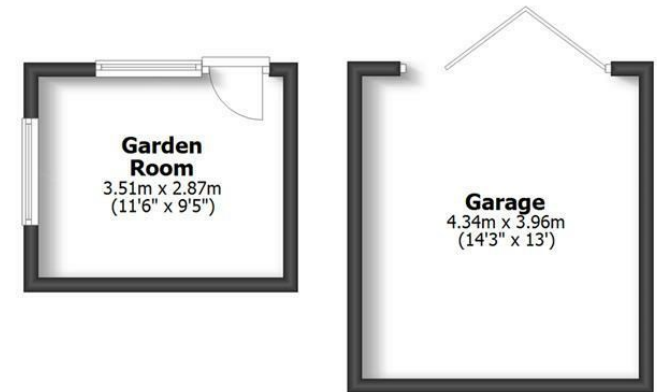
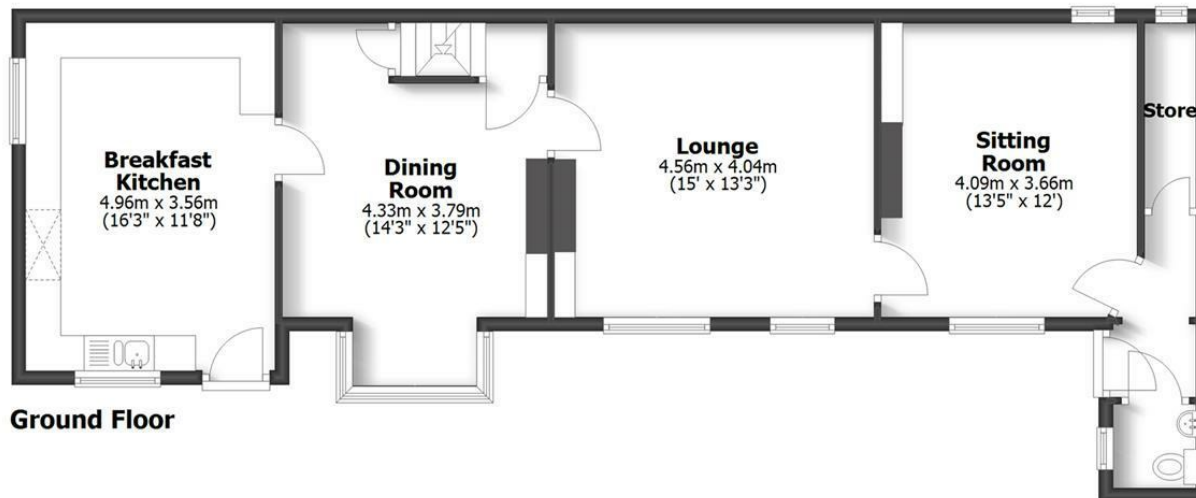
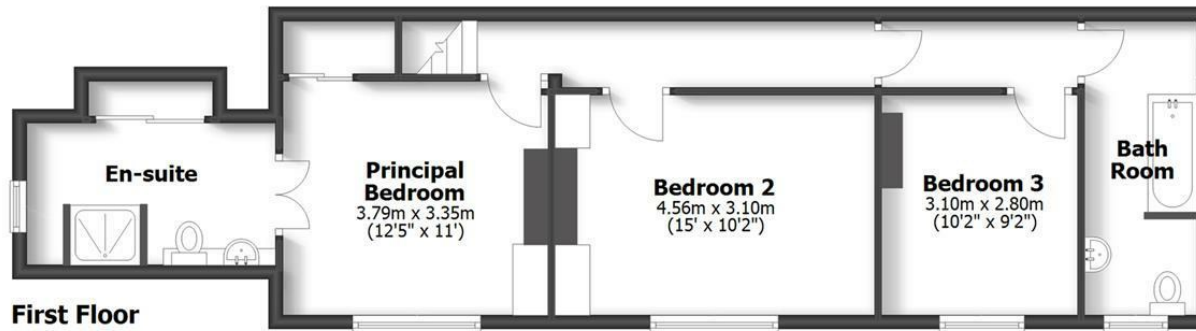
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



VINE COTTAGE
38-36 CHURCH ROAD, CODSALL

HOUSE: 139.5sq.m. 1501sq.ft.
CELLAR: 11.5sq.m. 124sq.ft.
GARAGE/GARDEN ROOM: 27.3sq.m. 294sq.ft.
TOTAL: 178.3sq.m. 1919sq.ft.

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



Cellar

