



Quarry House, 30 Lansdowne Avenue, Codsall, Wolverhampton, WV8 2EN

BERRIMAN
EATON

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An attractive, detached family residence which is believed to have been the first residence constructed on Lansdowne Avenue and which stands in a superb plot of almost a quarter of an acre in total with a part southerly rear aspect

LOCATION

Lansdowne Avenue runs between Oaken Lanes and Histons Hill on the outskirts of the village of Codsall. There is a comprehensive range of shopping facilities within Codsall and the shopping centre at Perton is within easy travelling distance. Codsall is well served by schools and there are schools in both sectors readily available with several independent schools running bus services from Codsall. There is a train station within walking distance of the property and there is convenient access to the motorway system via Junction 2 of the M54.

DESCRIPTION

Quarry House is a substantial family home with rooms of generous proportions to both ground and first floors and a light and airy feel throughout. The house has been well maintained over the years, is well presented and benefits from gas fired central heating and double glazing.

The residence stands well back from the road behind a particularly impressive frontage and there is a delightful garden to the rear.

There is ample scope for extension should buyers so wish and subject to gaining all of the usual and necessary consents and permissions.

ACCOMMODATION

The front door opens into the HALL with a staircase rising to the first floor, feature stone wall with plaque rail above and a door to the GUEST CLOAKROOM with a modern, white suite of WC and corner basin with cupboard beneath and tiled splash back and a double glazed side window. The DRAWING ROOM is an impressive principal reception room with a light, triple aspect with a double glazed windows to the front and side, and double glazed patio doors to the garden, a stone fireplace with marble hearth and living flame coal effect gas fire, wiring for wall lights and ceiling coving. The DINING ROOM is well proportioned with a light triple aspect with double glazed windows to the front and side elevations, a stone fireplace, wiring for wall lights and ceiling coving. There is an inner SITTING ROOM which could be an ideal office for those wishing to work from home and an interconnecting glazed door to the reception room and a glazed door opening into the BREAKFAST KITCHEN which has ample space for informal dining, a full range of wall and base mounted cupboards, a four ring electric hob, a built in double electric oven, plumbing for a dishwasher, integrated ceiling lighting, double glazed windows to the side and rear and a double glazed garden door. There is an adjoining LAUNDRY with plumbing for a washing machine, fitted shelving, a double glazed side door and a double glazed door to the front.

A staircase with decorative wrought iron balustrading and double glazed window to the half landing rises to the first floor landing which has access to the roof space and a double glazed window. BEDROOM ONE is a large double room in size with a double glazed bay window overlooking the rear garden with window seat with cupboards beneath and a further double glazed window to the side, a wide bank of fitted wardrobes with cupboards above and wiring for wall lights. BEDROOM TWO is a good double room in size with double glazed windows to both the front and side, fitted wardrobes with cupboards above and wiring for wall lights. BEDROOM THREE is also a good double room in size with a double glazed window to the front and a wide bank of fitted wardrobes with cupboards above and BEDROOM FOUR is a single bedroom with a double glazed window to the side, fitted wardrobe with cupboards above and wooden flooring. The SHOWER ROOM is a well appointed contemporary suite with a fully tiled shower, wash basin set within a vanity unit with cupboards beneath and WC with concealed flush together with a downlit mirror with wall mounted cupboards to either side over the basin, tiled floor, part tiled walls, integrated ceiling lighting, a double glazed window, a boiler cupboard with wall mounted Vaillant boiler, and a chrome towel rail radiator.

OUTSIDE

Quarry House stands behind a particularly impressive frontage with a long DRIVEWAY laid in tarmac providing ample off street parking and turning space. There is an extensive front with stocked and matured beds and borders and a paved path to the road and there is a DETACHED DOUBLE GARAGE with remote controlled elevating doors.

Gated side access leads over a paved path to the delightful REAR GARDEN which enjoys a part southerly rear aspect. There is a large, paved terrace with shaped lawn beyond with gravelled borders. There is an external cold water supply and external lighting.

There are TWO BASEMENT STORAGE ROOMS providing excellent, secure storage.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND G – 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
£625,000

EPC: E

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.



QUARRY HOUSE
30 LANSDOWNE AVENUE, CODSALL

HOUSE: 170.3sq.m. 1833sq.ft.
 BASEMENT: 14.7sq.m. 158sq.ft.
 GARAGE: 32.3sq.m. 348sq.ft.
TOTAL: 217.3sq.m. 2339sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



