



6 Sanderson Way, Codsall, Wolverhampton, WV81FH

BERRIMAN  
EATON

# 6 Sanderson Way, Codsall, Wolverhampton, WV81FH

A well presented and well-proportioned two bedroom semi-detached property standing in a sought after development within easy reach of the village centre.  
NO UPWARD CHAIN

## LOCATION

Sanderson Way stands in a superb position just off Watery Lane in a popular South Staffordshire address. Both Bilbrook and the highly regarded village of Codsall provide a full complement of local facilities and amenities with a vibrant and active community. There is a comprehensive range of shopping facilities available within easy reach 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

The property is a modern house which was constructed in 2018 by well-known builders of repute, Messer Taylor Wimpey, and which was constructed to an exacting standard with a superb level of appointment throughout.

The property benefits from a well-appointed kitchen and quality sanitaryware, gas fired central heating and double glazing.

## ACCOMMODATION

A panelled front door opens into the HALL with stairs rising to the first floor and a well-appointed CLOAKROOM with a white suite of WC and corner pedestal wash basin, part tiled walls and a side window. There is a superb RECEPTION ROOM with double glazed French doors and window to the rear garden, ample space for both lounge and dining areas and a useful under stairs storage cupboard. The KITCHEN is appointed to a high standard with a contemporary finish with an integrated, oven, gas hob, extractor, space for a dishwasher and washer/dryer and a window to the front elevation.

Stairs from the hall rise to the galleried landing with access to the roof space. The PRINCIPAL SUITE has a double bedroom with a window to the rear and a well appointed EN-SUITE SHOWER ROOM with a white suite of WC and pedestal basin together with a fully tiled shower cubicle and part tiled walls. BEDROOM TWO is a good double room in size with two windows to the front and an over stairs storage cupboard. The BATHROOM has a well appointed white suite with a panelled bath, WC and pedestal basin and part tiled walls.

## OUTSIDE

The house stands behind a pretty street frontage with a paved path to the front door, and a tarmac driveway providing off street parking. Gated side access leads to the neatly landscaped REAR GARDEN with a paved patio and artificial grass.

## MAINTENANCE/ SERVICE CHARGE

There is an annual maintenance charge levied for the upkeep of the communal grounds to ensure that the development retains its charm and character. The charge for 2024 was £225.85

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 are available

Mobile – Ofcom checker shows all 4 of the main suppliers have voice and data available inside, 3 of the 4 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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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

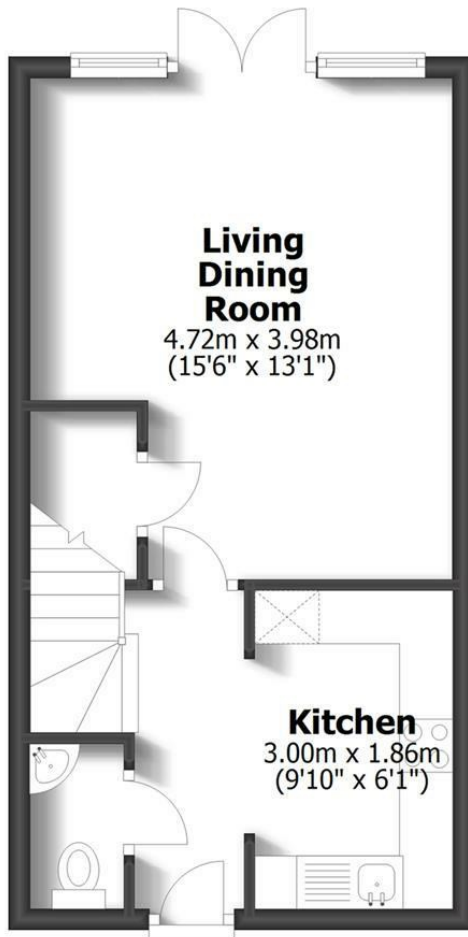
Offers Around  
£239,950

EPC: B

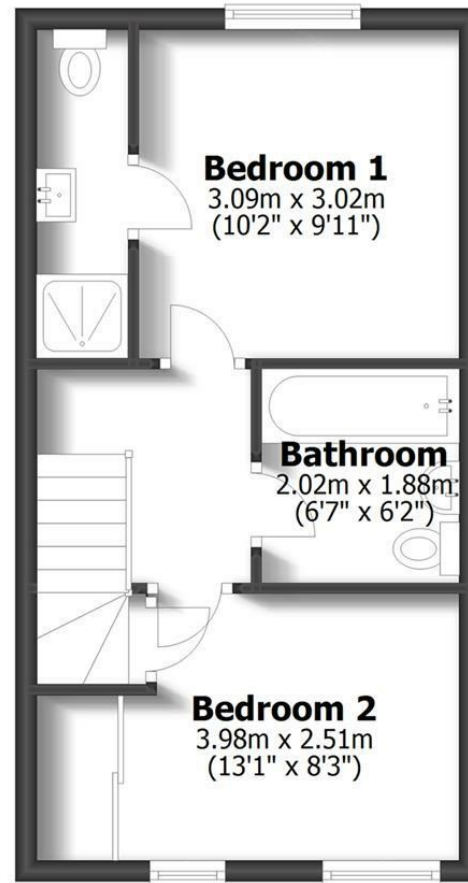
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



**6 Sanderson Way**  
Codsall



**Ground Floor**



**First Floor**

**TOTAL: 62.2sq.m. 669sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

