



BERRIMAN
EATON
FOR SALE
01902 747744

Bridgeside, 187 Birches Road, Codsall, Wolverhampton, WV8 2JW

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An attractive, detached family residence which is offered for sale to the open market for the first time since it was built which stands in a convenient and sought after location and which has the further benefit of a large, southwest facing rear garden.

LOCATION

Bridgeside stands in a fine position near to the meeting of Birches Road and Keepers Lane in a sought after residential address. The wide ranging facilities available within the Birches Bridge Shopping Parade are within walking distance and Bilbrook Railway Station is particularly accessible with direct connections to Shrewsbury, Birmingham and beyond.

DESCRIPTION

Bridgeside is an attractive family home with a gabled front elevation with two dormer windows to the first floor and which stands well back from Birches Road behind a deep frontage and a detached double garage.

The property was originally built for the current sellers family for their own occupation and this is therefore the first time that the property has been offered for sale since it was built some 35 years ago.

Internally the property is well laid out and has been lovingly maintained over the years. It benefits from double glazed windows and gas fired central heating and stands in a superb plot with an excellent, large rear garden which benefits from a south westerly aspect.

ACCOMMODATION

An open fronted PORCH has a composite front door with double glazed side panel opening into the HALL with oak stripped flooring, ceiling coving, an understairs store and a CLOAKROOM with white, Heritage suite of WC and wall hung wash basin, part tiled walls, tiled floor, coved ceiling and a double glazed window. The LOUNGE is a delightful principal living room with oak stripped flooring, a brick fireplace with a living flame canopy gas fire, coved ceiling and a light corner aspect with a double glazed rear window and sliding double glazed patio doors to the rear garden. The DINING ROOM has a walk in double glazed bay window to the front, wiring for wall lights and ceiling coving and there is a STUDY which is an ideal room for those wishing to work from home with ceiling coving and a double glazed window to the front. The BREAKFAST KITCHEN has a full range of wall and base mounted units, a four ring stainless steel gas hob with built under electric oven and filtration unit above, an integrated dishwasher, an integrated fridge, tiled floor, part tiled walls, a double glazed window overlooking the rear garden, ceiling coving and a door into the LAUNDRY with plumbing for a washing machine, storage cupboards, a double glazed garden door and a wall mounted Worcester Bosch gas fired central heating boiler.

A staircase with ornamental balustrading rises from the hall to the galleried first floor landing with a double glazed window to the front, under eaves store, linen cupboard with slatted shelving and radiator, ceiling coving and access to the roof space. The PRINCIPAL SUITE has a large double bedroom with a walk in double glazed bay window to the front, a full range of fitted furniture including ample wardrobe space, kneehole dressing table, chest of drawers, cupboards and bedside tables, ceiling coving and a door to the EN-SUITE SHOWER ROOM with a contemporary suite with a fully tiled shower with waterfall head and separate hose, vanity unit with inset wash basin with cupboards beneath and WC with concealed flush, tiled walls and floor, ceiling coving, a double glazed window and a chrome towel rail radiator. BEDROOM TWO has a range of fitted furniture including wardrobes, cupboards above the bedhead recess, bedside tables and a kneehole dressing table with chests of drawers to either side, ceiling coving and a double glazed window overlooking the rear garden. BEDROOM THREE has a range of fitted furniture including a wardrobe, under eaves storage cupboards, wall mounted over bedhead cupboards and bedside table, ceiling coving and a double glazed front window and BEDROOM FOUR has a wall hung wash basin with tiled splash back, a double glazed window overlooking the rear garden and ceiling coving. The BATHROOM has a fitted suite with a freestanding roll top bath with ball and claw feet and mixer tap with telephone shower attachment, a WC and wash basin, tiled walls and floor, a double glazed window and a ladder towel rail radiator.

OUTSIDE

Bridgeside stands well back from Birches Road behind a generous frontage which is laid in herringbone brick paviours providing off street parking for several cars. There is a DETACHED DOUBLE GARAGE with twin elevating doors, concrete floor, electric light and power, a cold water supply and a courtesy door to the side.

There is gated side access to the delightful REAR GARDEN with a large terrace to the rear of the property laid in herringbone brick paviours with a balustraded wall leading to the large rear lawn with a pathway through the centre, a greenhouse, timber garden shed and ornamental garden pond. The garden is of an excellent size, has a preferred south westerly aspect and has a matured, tree studded backdrop.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND F – 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
£449,950

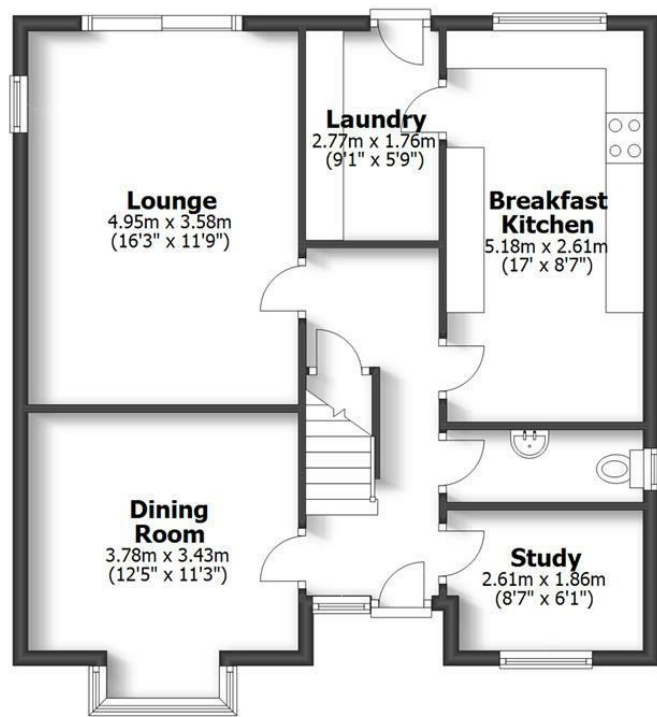
EPC: C

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.

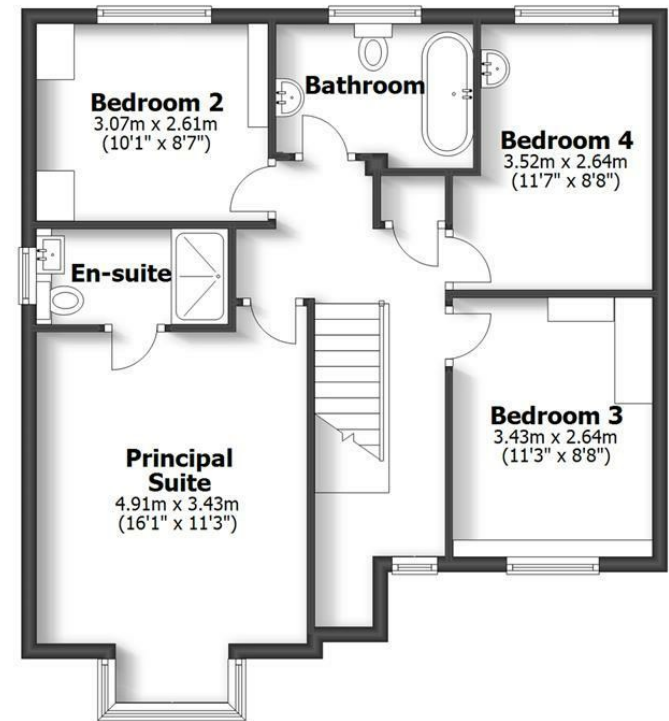
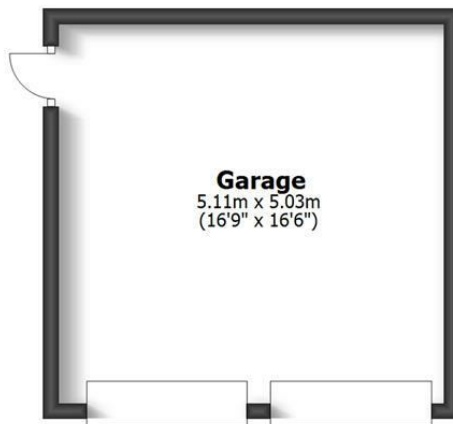


BRIDGESIDE
BIRCHES ROAD, CODSALL

HOUSE: 129.4sq.m. 1393sq.ft.
GARAGE: 25.7sq.m. 276sq.ft.
TOTAL: 155.1sq.m. 1669sq.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

