



11 Marshall Way, Codsall, Wolverhampton, WV8 1FN

BERRIMAN
EATON

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A stylish, well presented and surprisingly spacious three storey semi-detached house which stands in a particularly highly regarded modern development in a delightful and convenient South Staffordshire setting opposite a communal village style green which is currently being landscaped.

LOCATION

11 Marshall Way forms part of the Bilbrook Mill development which was recently constructed in a sought after South Staffordshire location. The wide ranging local facilities provided by both Codsall and Bilbrook are within easy reach with the further, more extensive amenities provided by Wolverhampton City Centre being nearby. The area is well served by schooling in both sectors and communications are excellent with Bilbrook Train Station providing direct services to both Shrewsbury and Birmingham and the M54 being easily accessible facilitating fast access to Birmingham and the entire industrial West Midlands.

DESCRIPTION

11 Marshall Way was completed in 2021 and has been well maintained since that time by the current seller and improved with additional finishing details complementing the original build.

The house provides well proportioned living accommodation over three floors with a superb principal bedroom suite to the upper storey which includes a double bedroom, a dressing room and en-suite.

The house has been tastefully decorated and benefits from double glazed windows and gas fired central heating and has the benefit of the remainder of the original 10 year warranty.

ACCOMMODATION

A composite front door with inset lights opens into the HALL with a door leading to the SITTING ROOM with a double glazed window to the front, feature panelled wall and a useful downstairs cloaks and storage cupboard. There is a DINING KITCHEN with a full range of contemporary wall and base mounted cabinetry with a range of integrated AEG appliances including a four ring gas hob with stainless steel splash back and filtration unit above, a built in combination microwave oven and grill, an integrated fridge and freezer. There is a sink unit, double glazed French doors and windows to the rear garden and an open door into a UTILITY AREA with space and plumbing for a washing machine, a concealed wall mounted Ideal gas fired central heating boiler and a door to the CLOAKROOM with a contemporary suite of WC and wall hung wash basin with tiled splash back.

A staircase from the hall rises to the galleried first floor landing with a double glazed and leaded front window and a linen cupboard. BEDROOM TWO is a double room in size with a double glazed window overlooking the rear garden and BEDROOM THREE is also a good double room in size with a double glazed and leaded window to the front. The BATHROOM has a well appointed suite with a panelled bath, separate fully tiled shower, WC and wall hung wash basin with tiled splash back, part tiled walls, a double glazed window, shaver point and towel rail radiator.

A further staircase rises to the second floor landing with a door into the PRINCIPAL SUITE. There is a large double bedroom with a double glazed and leaded window to the front, access to the roof space, a storage cupboard and an open door into a walk in wardrobe with a double glazed roof light. There is a well appointed EN-SUITE SHOWER ROOM with a fully tiled shower, WC and wash basin and a double glazed roof light.

OUTSIDE

The property stands behind a small frontage with evergreen borders and a paved path to the front door. There is a DRIVEWAY to one side laid in tarmac providing off street parking for two vehicles and a GARAGE with an elevating door, electric light and power.

There is gated access from the drive to the delightful REAR GARDEN with a large, porcelain paved terrace with a shaped lawn beyond and an open aspect to the rear.

ESTATE CHARGE

Please note, there is an estate charge payable, in 2021 this was £153.83. We are waiting to see the invoice for this year. This covers the upkeep of the communal gardens and the public areas of the estate.

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND D – 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 and the vendor advises that there is FTTH (Fiber to the home)

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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Worcestershire Office

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www.berrimaneaton.co.uk

Offers Around
£332,950

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.

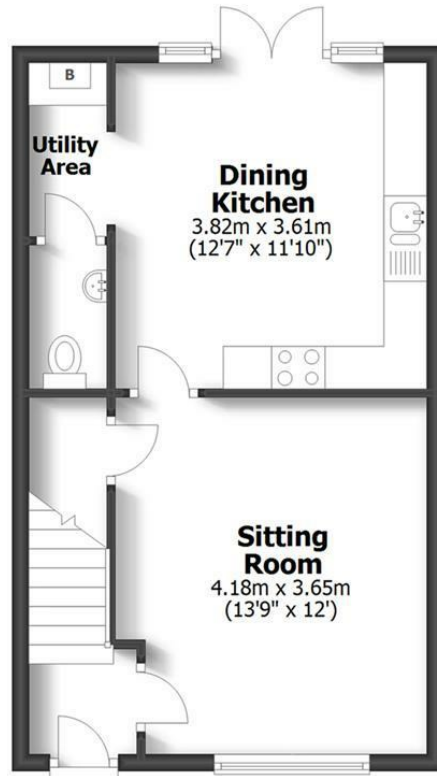


11 Marshall Way
Bilbrook

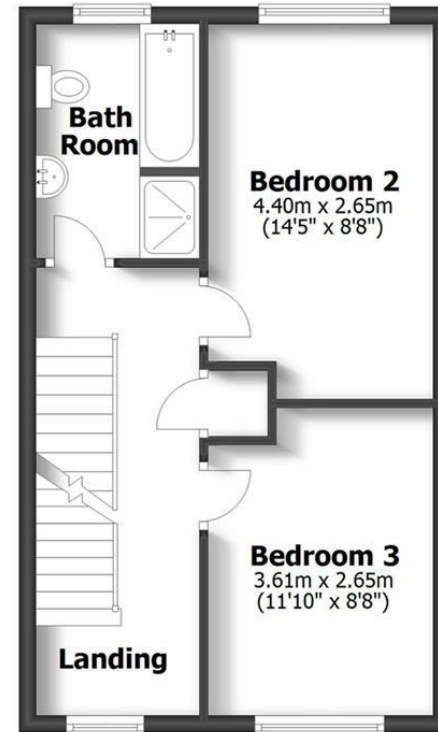
HOUSE: 103.9sq.m. 1118sq.ft.
 GARAGE: 18.8sq.m. 202sq.ft.
TOTAL: 122.7sq.m. 1320sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



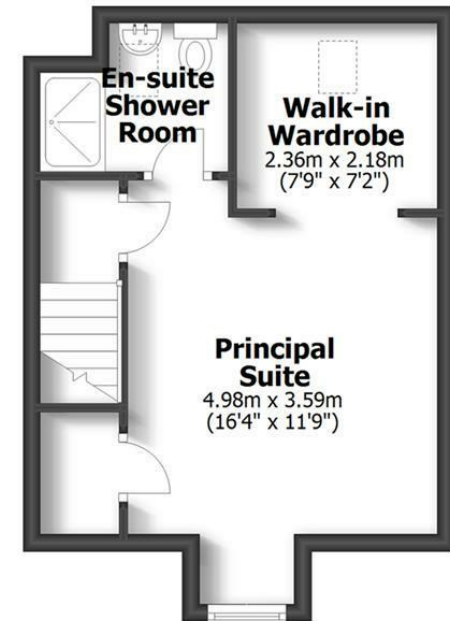
Garage
6.02m x 3.12m
(19'9" x 10'3")



Ground Floor



First Floor



Second Floor

