



Medlicote, 79 Wood Road, Codsall, WV8 1DN

BERRIMAN
EATON

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An attractive, period semi-detached family home which provides extensive four bedroomed accommodation over two storeys which is beautifully presented throughout and which has the added benefit of a large garden to the rear

LOCATION

The property stands on the outskirts of Codsall which is an exceptionally popular South Staffordshire village which benefits from a full and comprehensive range of local facilities and amenities.

Wolverhampton City Centre is within easy reach and communications are excellent with rail services running from Codsall Station and the M54 being within a few minutes' drive. The area is well served by schooling in both sectors and has consistently proved to be held in high regard within the housing market.

DESCRIPTION

Medlicote is a charming, Victorian residence which has been extended to the rear and which now provides beautifully appointed and surprisingly spacious living areas throughout. The ground floor accommodation is particularly flexible in use and there is ample bedroom provision to the upper floor.

The house has been well maintained over the years and is now appointed to a fine standard which is in keeping with the period of the house and yet which benefits from modern kitchen and bathroom suites and UPVC heritage easy clean sash windows.

ACCOMMODATION

A brick framed open PORCH with tiled floor has a panelled and a glazed front door which opens into the HALL with dado rail, ceiling coving and integrated ceiling lighting. There is a large through DOUBLE RECEPTION ROOM with a double glazed sash, bay window to the front together with a double glazed side window and double glazed French doors to the rear, and feature fireplace with Victorian style surround with painted ceramic tiled slips, tiled hearth and Adams style mantle piece, decorative wall mouldings, wiring for wall lights, dado rail and ceiling coving. A door from the hall opens into the DINING ROOM with an open fireplace with slate surround and marble hearth and slips, integrated ceiling lighting, wiring for wall lights, ceiling cornicing, dado rail, wall mouldings, a double glazed side sash window and a door into the BREAKFAST KITCHEN with a full range of wall and base mounted cupboards, fitted glass splashback, a fitted breakfast table, a range of Bosch integrated appliances including a four ring hob, double electric oven, fridge and dishwasher, integrated ceiling lighting, a double glazed side window and door and Karndean flooring. There is a FAMILY ROOM which is a large living room in size with double glazed French doors and windows opening into the garden, laminated flooring, ceiling coving and integrated ceiling lighting. The CLOAKROOM has a well appointed suite and cloaks and storage cupboards, a double glazed window, granite gloss tiled flooring, coved ceiling and integrated ceiling lighting and the LAUNDRY has wall and base mounted cupboards, plumbing and space for a washing machine, a stainless steel sink, integrated ceiling lighting, a double glazed window and door to the garden and a door to an OFFICE / SITTING ROOM which is a surprising further room with integrated ceiling lighting and part double glazed French doors and matching side panels to the front. This room could be an ideal office space for those wishing to work from home.

A staircase with turned balustrading rises from the hall to the part galleried first floor landing with dado rail, ceiling coving and a storage cupboard. The PRINCIPAL BEDROOM SUITE has a double bedroom with two double glazed, sash windows to the front elevation, a full range of fitted bedroom furniture including wardrobes, cupboards and a knee hole dressing table, dado rail, ceiling coving and an EN-SUITE SHOWER ROOM with a fully tiled corner shower, pedestal basin, WC and bidet, tiled walls, a double glazed window, coved ceiling and integrated ceiling lighting. There are TWO FURTHER GOOD SIZE BEDROOMS to the first floor, both of which have double glazed sash windows and one of which has a fitted double wardrobe, dressing table / desk with drawers to one side and an airing cupboard. The BATHROOM has a stylish suite with a fully tiled corner shower, bath, WC with concealed flush, vanity unit with inset wash basin with storage cupboards, integrated ceiling lighting, ceiling coving and a double glazed side window.

A second staircase rises to the upper floor accommodation which provides a large DOUBLE BEDROOM with a double glazed sash window to the side.

OUTSIDE

Medlicote stands behind a matured frontage with a DRIVEWAY laid in tarmac providing ample off street parking and a front bed which is well planted. There is gated side access to a side COURTYARD laid in brick paviours providing further, secured parking for a caravan / boat / commercial vehicle or for alternative uses.

The REAR GARDEN is a particular delight with a paved terrace to the rear of the house providing al fresco seating and dining areas with the lawn beyond which has well stocked beds and borders with a further gravelled terrace to the rear and a lovely, tree studded rear aspect.

We are informed by the Vendors that all mains services are connected 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 are available

Mobile – Ofcom checker shows three of 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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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.

MEDLICOTE
79 WOOD ROAD, CODSALL

TOTAL: 185.5sq.m. 2000sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE







