



15 Birches Road, Codsall, Wolverhampton, WV8 2JF

**BERRIMAN**  
**EATON**



# 15 Birches Road, Codsall, Wolverhampton, WV8 2JF

A superbly presented three bedroom semi-detached property with a stunning, detached two storey annex and a beautiful, landscaped garden to the rear. The property enjoys countryside views to the rear from the first floor.

## LOCATION

The property stands in an established and popular residential area within easy reach of excellent local facilities with Codsall Village centre being nearby. There is convenient travelling to the city centre, local rail services run from both Codsall and Bilbrook Stations, J2 of the M54 facilitates fast access to Birmingham and beyond and the highly publicised i54 Business Park is easily accessible.

Furthermore, the house is well served by local schooling in both sectors and across all age ranges.

## DESCRIPTION

15 Birches Road is an attractive, semi-detached home which has been skilfully enlarged to create a family home of enormous character and offers contemporary accommodation along side traditional features. The garage has been converted into an annex which offers a bedroom, lounge with kitchenette and a guest cloakroom. The main property has superb and well proportioned accommodation over both floors with a balcony off the principal bedroom with superb countryside views and the garden has been landscaped to a high standard and has a very calming feel.

## ACCOMMODATION

A composite door opens into the PORCH with a double glazed door opening into the HALL with wood flooring and a LAUNDRY / WET ROOM with plumbing for a washing machine and tumble dryer with a butchers block working surface over with a contemporary wash basin, WC, a wet room style shower with folding screen and waterfall head, tiled floor, part tiled walls and integrated ceiling lighting. The focal point of the ground floor is the open plan DINING KITCHEN with a contemporary kitchen with wall and base units with butchers block working surfaces with tiled splash back, an undermounted double sink with double glazed window over, a range of integrated appliances including a dishwasher, larder fridge, larder freezer, a coordinating centre island with vegetable sink, integrated wine cooler, space for a range style cooker set in a brick recess, there is a pantry, two roof lights, a composite barn door to the garden and a dining room with double glazed French doors to the garden, part panelled walls and a double glazed bay window to the front and the entire room has tiled flooring. There is a through LOUNGE with a double glazed bay to the front, a walk in double glazed bay to the rear with French doors to the garden, a log burner and wooden flooring.

Stairs from the hall rise to the first floor landing with a double glazed window to the rear, access to the loft and a linen cupboard housing the Worcester Bosch boiler. The PRINCIPAL BEDROOM SUITE has a double glazed window to the front, built in wardrobes, beamed ceiling, wiring for a wall mounted TV, double glazed French doors opening onto a wrought iron balcony with beautiful views over local farmland, and an EN-SUITE SHOWER ROOM with tiled shower with waterfall head and separate hose, wash basin with vanity cupboard beneath, WC, tiled walls and floor and integrated ceiling lighting. BEDROOM TWO is a through room with double glazed windows to the front and a rear window with countryside views, a painted, cast iron fireplace and BEDROOM THREE is also double in size with a double glazed window to the front and built in wardrobes and the BATHROOM has a slipper bath with hand held shower attachment, pedestal wash basin, WC, a radiator with towel rail attachment, tiled floor, part tiled walls, a double glazed window to the rear and integrated ceiling lighting.

## ANNEX

There is a detached annex which has been converted from the garage. A double glazed door opens into a DOUBLE BEDROOM with a double glazed window to the garden, an understairs store and a door to the STOREROOM with a roller shutter door to the driveway and a wall mounted boiler which is for the annex only. Stairs rise to the first floor LOUNGE which is set under the eaves with a panelled wall, integrated ceiling lighting, double glazed windows to the front and rear, a KITCHENETTE is in one corner with a sink and drainer, oven and a fridge and there is a GUEST CLOAKROOM with a WC, corner wash basin with cupboard beneath, tiled floor and a double glazed window.

## OUTSIDE

Electric wrought iron gates open onto the DRIVEWAY laid in brick setts with planted and screening borders with gated side access to the LANDSCAPED REAR GARDEN with a shaped entertainment patio with WIFI connection with a covered seating area with external lighting. The landscaped garden has shaped lawns surrounded by superbly stocked and flowering beds and borders. There is a hidden bar next to the brick built BBQ along with a wendy house and a greenhouse. The GARDEN BUILDING currently houses a hot tub with wiring for a wall mounted TV.

Beyond the garden are paddocks, open fields and farmland which creates a fine backdrop for a residence of this type and nature.

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

COUNCIL TAX BAND E – 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 are available

Mobile – Ofcom checker shows three of the four main providers cover the area inside and all cover the area externally

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

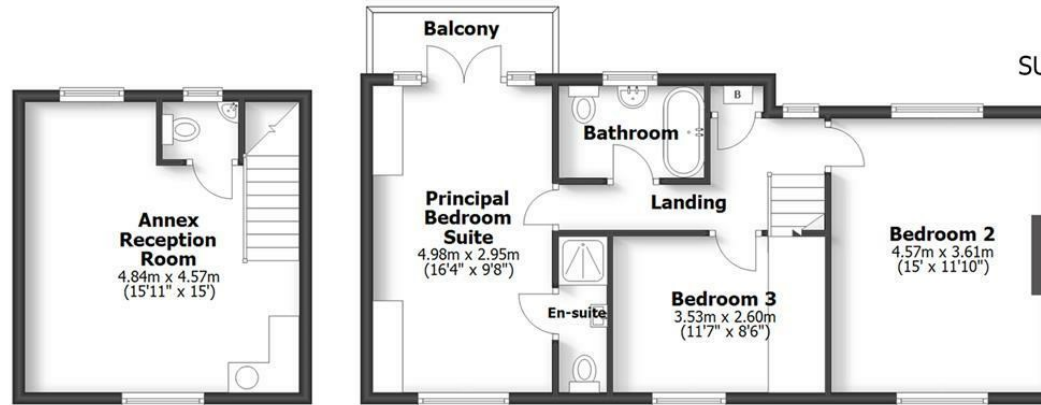
Offers Around  
£575,000

EPC: E

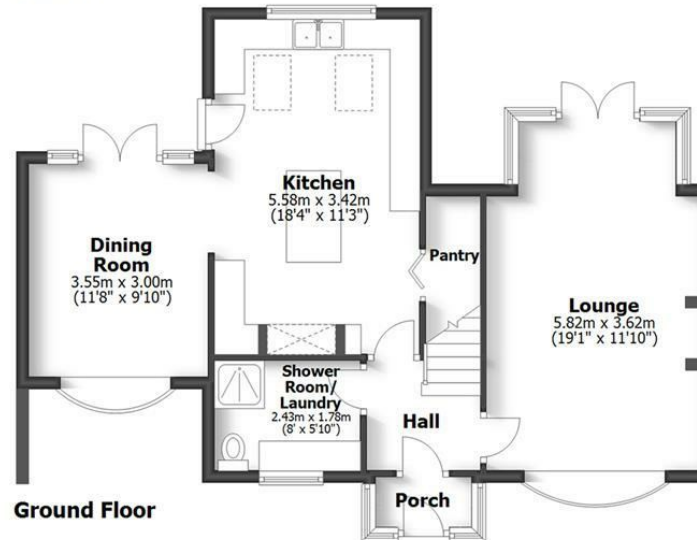
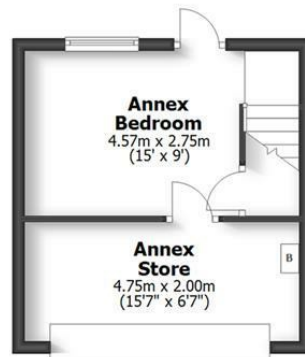
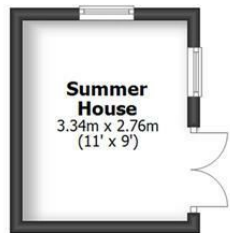
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



**15 BIRCHES ROAD  
CODSALL**



**First Floor**



**Ground Floor**

HOUSE: 117.8sq.m. 1268sq.ft.  
ANNEX: 44.6sq.m. 480sq.ft.  
SUMMERHOUSE: 9.2sq.m. 99sq.ft.  
**TOTAL: 171.6sq.m. 1847sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



