



4 The Limes, Codsall Wood, Wolverhampton, WV8 1QW

BERRIMAN
EATON

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A modern semi-detached residence forming part of a highly regarded development standing in the heart of a sought after South Staffordshire hamlet within easy reach of the superb facilities and excellent schooling afforded by Codsall

LOCATION

The Limes is a superb development originally built by DBA Homes in the charming semi rural village environment of Codsall Wood. The extensive amenities of Codsall are nearby, the area is well served by schooling in both sectors and the city centre is easily accessible.

DESCRIPTION

4 The Limes is a modern semi detached property with a block paved driveway providing parking for two vehicles and an enclosed rear garden. The property benefits from a lounge, dining kitchen, cloakroom, en-suite to the master bedroom, two further bedrooms and family bathroom.

ACCOMMODATION

The property is entered through a composite door with glazed insert which gives access to the ENTRANCE HALLWAY which has a staircase with balustrades rising to the first floor landing and an under stairs storage cupboard. The CLOAKROOM is fitted with a low level WC, pedestal wash hand basin and double glazed opaque window to the front elevation. The LOUNGE has a double glazed and leaded bay window to the front elevation and the DINING KITCHEN is fitted with a range of high-quality wall and base units with complementary work surfaces, one and a half bowl sink and drainer with stainless steel mixer tap, there is a storage cupboard housing the wall mounted central heating boiler, integrated oven with gas hob above, chimney extractor, integrated fridge freezer, plumbing for a dishwasher, plumbing for a washing machine and centre island with cupboards below. There are double glazed French doors leading out onto the rear garden, tiled floor, part-tiled splash back and space for a dining table.

The staircase rises to the first floor LANDING which has a built-in storage cupboard. The PRINCIPAL BEDROOM has a large double glazed bay window to the front elevation and door to the ENSUITE which has a shower cubicle, low level WC, pedestal wash hand basin, part wall tiling, tiled floor, chrome heated towel rail and spotlights. BEDROOM 2 is also double in size with a double glazed window to the rear elevation and loft access and BEDROOM 3 has a double glazed and leaded window to the rear elevation. The FAMILY BATHROOM is fitted with a white suite comprising bath with shower over and glazed screen, pedestal wash hand basin, low level WC, chrome heated ladder towel rail, double glazed opaque window to the front elevation, tiled floor, tiled splash back and spotlights.

OUTSIDE

The property is approached by a block-paviour private road giving access to the driveway which affords off road parking for two vehicles.

There is gated side access to the REAR GARDEN with a patio to the rear providing lovely al fresco dining with a shaped lawn and beautifully planted borders together with a timber shed.

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.

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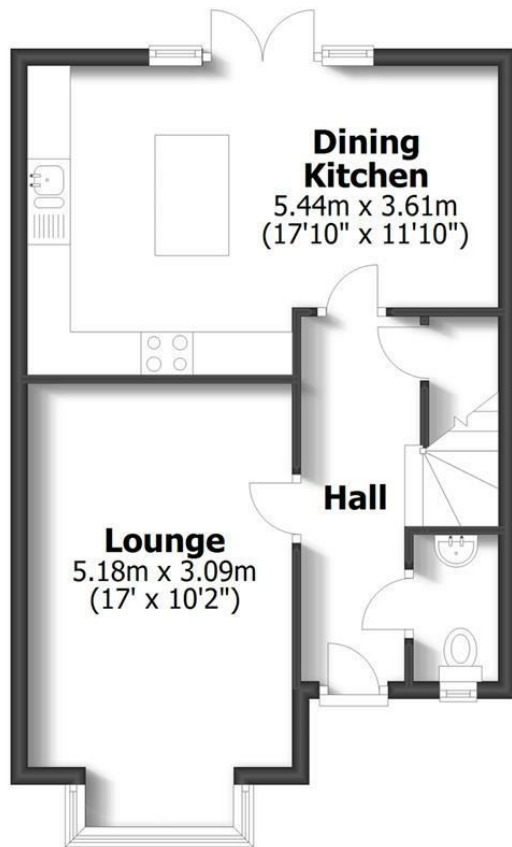
Offers Around
£329,995

EPC:

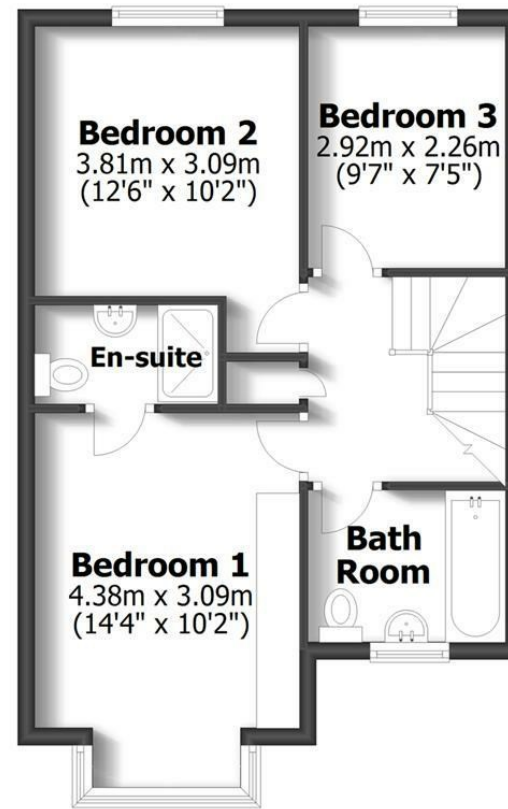
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



4 The Limes Codsall Wood



Ground Floor



First Floor

TOTAL: 87.7sq.m. 944sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

