



1 Chestnut Close, Codsall, Wolverhampton, WV8 2EZ

BERRIMAN  
EATON

# 1 Chestnut Close, Codsall, Wolverhampton, WV8 2EZ

An outstanding, contemporary family home with accommodation of the highest calibre which has recently been remodelled and refurbished to an exceptional standard and which stands in a small cul-de-sac setting off the prestigious Histons Hill.

## LOCATION

Chestnut Close is a small cul-de-sac located off Histons Hill which is one of the most sought after addresses within the highly regarded South Staffordshire village of Codsall, which has long since been held in much favour within the residential market. The village centre provides a comprehensive range of local shopping and leisure amenities and the area is well served by schooling locally: A wide array of excellent schools in both sectors being easily accessible.

Wolverhampton City Centre is within a short drive, there are regular bus services from Codsall and regular local rail services running from Codsall and Bilbrook stations.

## DESCRIPTION

1 Chestnut Close was bought by the current sellers in 2020 and, during 2021, it was the subject of a comprehensive scheme of refurbishment and remodelling to create an outstanding family home of much note.

The property was extended to the rear, the internal layout was improved, the property was rewired and replumbed and contemporary kitchen and bathroom suites were fitted. The focal point of the ground floor is the superb kitchen and the ground floor accommodation is versatile in use.

The property benefits from an exquisite level of appointment, there is gas fired central heating and double glazing throughout with underfloor heating to the ground floor, CCTV, built in speakers, a laundry chute in the bathroom, filtered water and an EV charging point..

## ACCOMMODATION

A composite front door leads to the HALL with tiled flooring and integrated ceiling lighting. There is a CLOAKS AND SHOWER ROOM with a shower cubicle with rainfall head and separate hose, WC, wall hung wash basin tiled floor and walls. The LOUNGE has a window to the front, integrated ceiling lighting, wiring for a wall mounted TV and a door to a STUDY with a window to the front, integrated ceiling lighting and wiring for a wall mounted TV. The STUNNING LIVING KITCHEN has ample space for seating and dining areas and a kitchen area with a full range of contemporary wall and base mounted units with a coordinating breakfast centre island, all with quartz working surfaces, a sink with insinkerator and boiling water tap, an induction hob with central filtration unit, a double electric oven, an integrated larder fridge and larder freezer, a concealed pantry with fitted shelving and automatic lighting with the living area having an atrium ceiling light, a feature wall with wiring for a wall mounted TV and ceiling lighting.

A door from the hall opens into a LAUNDRY which has a door to a SITTING ROOM which is currently used as a gym with integrated ceiling lighting, wiring for a wall mounted TV and French doors to the garden.

A staircase with glazed balustrading rises from the hall to the first floor landing with a rear window and access to the roof space. The PRINCIPAL SUITE has a double bedroom with two windows to the front, integrated ceiling lighting, wiring for a wall mounted TV, a walk in wardrobe with hanging rails and shelving, integrated ceiling lighting and an EN-SUITE SHOWER ROOM with a shower cubicle with rainfall head and separate hose, wall hung wash basin, WC, tiled flooring and walls, integrated ceiling lighting and a window. BEDROOMS TWO AND THREE are both good double rooms in size with integrated ceiling lighting, wiring for a wall mounted TV and front windows and BEDROOM FOUR is a good room in size with a rear window, integrated ceiling lighting and fitted wardrobes. The BATHROOM has a full suite with a shower cubicle with rainfall head and separate hose, a panelled bath with mixer tap and pencil hose attachment, wall hung wash basin and WC, tiled walls and flooring, integrated ceiling lighting and a window.

## OUTSIDE

1 Chestnut Close stands behind a large, walled frontage which is approached over a DRIVEWAY flanked by raised piers with ample off street parking for several vehicles and stocked border along with an EV charging point.

The REAR GARDEN has a porcelain tiled patio, an artificial lawn with sleeper edge borders and a garden shed.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND F – 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 and Superfast broadband are available

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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Offers Around  
£775,000

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.



**1 CHESTNUT CLOSE**  
**CODSALL**

HOUSE: 200.4sq.m. 2157sq.ft.  
STORE: 5.2sq.m. 56sq.ft.  
**TOTAL: 205.6sq.m. 2213sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



