



Freshfields, 34 Keepers Lane, Codsall, Wolverhampton, WV8 2DP

**BERRIMAN**  
**EATON**

# Freshfields, 34 Keepers Lane, Codsall, Wolverhampton, WV8 2DP

An elegant, dual gabled detached family home standing within a large plot of approximately a quarter of an acre in total in a sought-after address with ample scope to extend to both the side and the rear (STPP)

## LOCATION

The property stands within a superb plot on Keepers Lane which is located close to an array of local amenities which are available within a short distance in the village of Codsall and the Birches Bridge shopping parade.

The area is well served by schooling of high repute in both sectors and communications are excellent with local rail services running from both Codsall and Bilbrook Stations affording convenient access to the more extensive facilities provided by the City Centre itself and the whole of the West Midlands.

## DESCRIPTION

Freshfields is a substantial family home which benefits from well planned and well proportioned living accommodation over both ground and first floors.

The house has been well maintained over the years but would now benefit from a scheme of refurbishment affording buyers the opportunity to make the house their own.

The property has an elegant, dual gabled front elevation with a delightful, oriel window to the first floor and the house stands within a superb plot behind an excellent frontage with a large garden to the rear with a preferred westerly aspect.

## ACCOMMODATION

A double glazed door with matching panels to either side opens into the PORCH with quarry floor tiling and a glazed and leaded front door opening into the HALL with oak parquet flooring, part panelled and painted walls to plaque rail and an understairs storage cupboard. The LOUNGE has been extended to the rear to provide a fine principal living room with double glazed patio doors and windows to the rear, a cast iron wood burning stove set within an exposed brick recess with tiled hearth, inset beam and book and display shelving to either side with leaded and coloured windows above, painted beams and rafted ceiling and, exposed wooden flooring and wiring for wall lights. There is a DINING ROOM with a walk in double glazed bay window to the front together with two side windows, a shelved storage cupboard, ceiling coving and exposed wooden flooring together with a SITTING ROOM with a double glazed and leaded front window and laminated flooring. The KITCHEN has a range of wall and base mounted cupboards, a sink unit, space for an electric cooker, plumbing for a dishwasher, a double glazed window overlooking the rear garden, quarry floor tiling and a door to a SIDE LOBBY with a shelved larder with tiled cold shelf, side window and quarry tiled floor. There is an external door and a SHOWER ROOM with a tiled shower, WC and pedestal basin, tiled walls and two rear windows, one of which is double glazed.

A staircase from the hall rises to the part galleried first floor landing with a window to the front, a BOX ROOM and access to the LOFT ROOM via a sliding loft ladder. The loft room has a double glazed rear window and there is the potential to create a more permanent access and further bedroom / living space to the second floor, subject to gaining all of the usual permissions and consents as may be required. BEDROOM ONE is a good double room in size with a walk in double glazed window overlooking the rear garden, a wide bank of fitted wardrobes together with a coordinating knee hole dressing table with drawers to either side and a vanity unit with wash basin. BEDROOM TWO has a leaded window to the front and picture rail and is a good double room in size. BEDROOM THREE has a double glazed window overlooking the rear garden, picture rail and corner wash basin and BEDROOM FOUR has a double glazed oriel window to the front, a fitted wardrobe together with cupboards above the bedhead recess together with coordinating shelving and cupboards and laminated flooring. The BATHROOM has a white suite with a panelled bath, separate shower cubicle and vanity unit with inset wash basin with cupboards beneath and wall hung cupboards and mirror above, an airing cupboard with hot water cylinder and slatted shelving, tiled walls and a double glazed rear window and there is a SEPARATE WC with a white suite, laminated flooring and a double glazed side window.

## OUTSIDE

Freshfields stands behind an excellent and wide frontage with a large, shaped front lawn and DRIVEWAY laid in tarmac providing ample off street parking. There is a GARAGE with an elevating door, electric light and power and a rear door to a VERANDA with an internal door to the kitchen and a LAUNDRY with plumbing for a washing machine, fitted wall shelving and a Worcester Bosch gas fired central heating boiler.

The REAR GARDEN is a particular feature of the property and is an excellent size. There is a full width patio to the rear of the house with an extensive rear lawn beyond with well stocked and matured beds and borders, a paved path to one side and a green house.

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

COUNCIL TAX BAND C – Wolverhampton

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 the four main providers are likely to cover the area externally with limited coverage inside.

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

### Tettenhall Office

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

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EPC: D

**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.

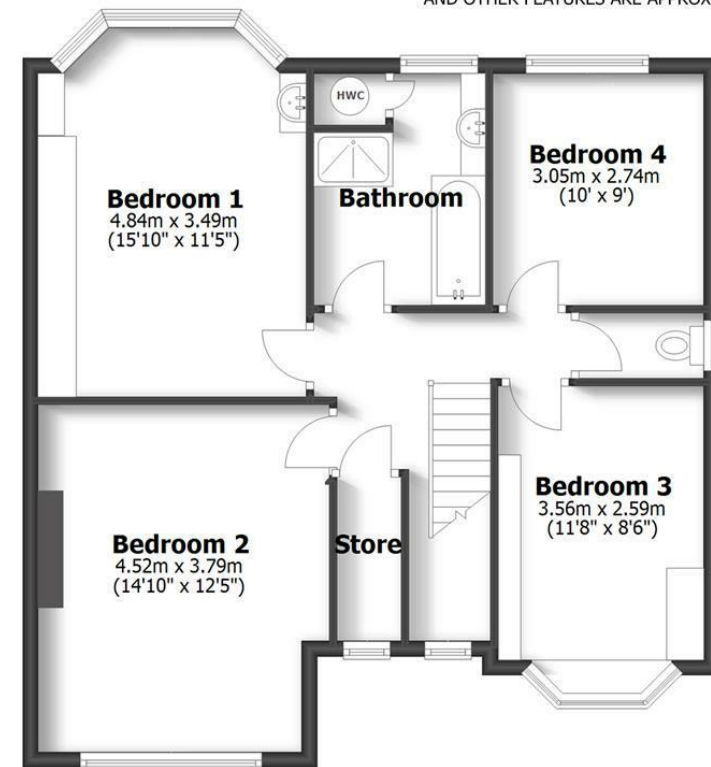


**34 KEEPERS LANE**  
CODSALL

HOUSE: 168.9sq.m. 1818sq.ft.  
GARAGE: 16.7sq.m. 180sq.ft.  
**TOTAL: 185.6sq.m. 1998sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**

