



1 Lane Green Road, Codsall, Wolverhampton, WV8 2JZ

BERRIMAN
EATON

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An attractive, detached three bedroom property providing spacious accommodation over both ground and first floors. Owned by the current vendors for over 60 years and now in need of updating to realise full potential.

LOCATION

Lane Green Road is situated on the edge of Bilbrook, an established and favoured location, standing within easy reach of both Codsall and Tettenhall village centres. The area is well served by schooling in both sectors and there is convenient travelling to the City Centre.

DESCRIPTION

1 Lane Green Road is a well-proportioned, detached family home providing excellent living accommodation over both ground and first floors

The property has a delightful front elevation having a driveway, garage and enclosed rear garden, the property also benefits from gas central heating.

ACCOMMODATION

A double glazed door opens into the PORCH with a step up to the HALL having a further door to the LOUNGE with coved ceiling, brick feature fireplace with tiled hearth and slips, wiring for mounted wall lights, a window to the front and a further door into the INNER LOBBY having a GUEST CLOAKROOM with WC, wash hand basin and window to the rear, a under stairs storage cupboard, door to the rear and doorway into the KITCHEN comprising wall and base units, sink and drainer, space for a cooker, fridge freezer and washer/dryer, window to the rear and a door to the DINING ROOM with coved ceiling, wall recess with space for a electric fire, window to the front elevation and door leading to the hall.

Stairs rise to the FIRST FLOOR LANDING with access to the partially boarded loft and eaves storage. BEDROOM ONE and TWO are double rooms with windows to the front. BEDROOM THREE has a window to the rear. The BATHROOM has a panelled bath with shower over, wash hand basin, WC, fitted floor base cupboard and a window to rear

OUTSIDE

The property stands back from the road with hedged border and Tarmacadam driveway affording off street parking. There is a paved pathway to the front door and a tandem garage

having electric light and power, wooden door and up and over door to the front and a further wooden door providing access to the delightful rear garden, being laid to lawn with mature shrubs, shed and a further side gate.

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 / Ultrafast are available
Mobile – Ofcom checker shows there is some limited coverage indoors and all four of the main providers have likely coverage outdoors.
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

Offers Around
£325,000

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.



1 Lane Green Road Codsall

HOUSE: 110.4sq.m. 1189sq.ft.
GARAGE: 22.3sq.m. 240sq.ft.
TOTAL: 132.7sq.m. 1429sq.ft.

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



