



25 Old Farm Drive, Codsall, Wolverhampton, WV8 1GF

BERRIMAN  
EATON



# 25 Old Farm Drive, Codsall, Wolverhampton, WV8 1GF

A five bedroom, detached family home sitting in a spur driveway off Old Farm Drive making it a quiet cul-de-sac location

## LOCATION

Old Farm Drive forms part of a modern development which is a highly regarded and much sought after address.

The wide ranging local facilities provided by Codsall Village Centre itself are nearby as are the facilities provided by Bilbrook with both Bilbrook and Codsall Train Stations providing direct services to Shrewsbury, Birmingham and beyond. The M54 (J2) is within convenient access facilitating fast connections to the entire motorway network and, the area is well served by schooling in both sectors with Codsall High School being within easy walking distance.

## DESCRIPTION

25 Old Farm Drive is a modern five bedroom detached property sitting in a corner position of a small spur driveway. There is well proportioned accommodation over both ground and first floors with a driveway to the front and a double garage. The property benefits from double glazing and gas central heating.

## ACCOMMODATION

An open PORCH with external light has a glazed wooden door opening into the HALL with wood laminate flooring, a useful understairs cloaks and store and a GUEST CLOAKROOM with WC, wash basin and coved ceiling. The through LOUNGE has a double glazed walk in bay to the front and a double glazed window and door to the rear garden, coved ceiling, ceiling cornice, a gas stove set in a formal surround and glazed doors open into the DINING ROOM with a walk in double glazed bay, coved and cornice ceiling and a door to the hall. The SITTING ROOM has double glazed windows to two elevations, coved and cornice ceiling and the contemporary KITCHEN has a range of wall and base units with roll top working surfaces, part tiled splash back and under counter lighting, a sink and drainer with double glazed window over, a five ring gas hob with Smeg extractor fan above, a double integrated electric Smeg oven, integrated Bosch dishwasher, integrated Zanussi fridge and separate freezer, coordinating centre island with wine fridge and breakfast bar end, tiled floor, a double glazed window to the side, integrated ceiling lighting and a door to the LAUNDRY with coordinating units to those in the kitchen with a ceramic sink, plumbing for a washing machine and tumble dryer, a concealed wall mounted gas boiler, tiled flooring and a double glazed window and door to the side.

Stairs from the hall with wooden balustrading rise to the first floor landing with a useful storage cupboard. The PRINCIPAL BEDROOM SUITE has a large double bedroom with a double glazed window to the front, ample wardrobes, feature panelled wall, coved ceiling and an EN-SUITE SHOWER ROOM with tiled shower cubicle, heated ladder towel rail, vanity unit with wash basin, cupboards and WC and a double glazed window, integrated ceiling lighting and tiled walls. The SECOND BEDROOM SUITE has a good size double bedroom, a double glazed window to the front, built in wardrobes and an EN-SUITE SHOWER ROOM with a fully tiled shower cubicle, WC, wash basin and a double glazed window. BEDROOM THREE is a good size double with a double glazed window and built in wardrobe. BEDROOMS FOUR AND FIVE are both facing the garden with double glazed windows and the BATHROOM has a panelled bath, vanity unit with wash basin and WC, heated ladder towel rail, tiled walls, integrated ceiling lighting and a double glazed window.

## OUTSIDE

25 Old Farm Drive sits behind a DRIVEWAY laid in tarmac with a shaped lawn to one side and a path leading to the front door. There is a DOUBLE GARAGE with two elevating doors, concrete floor, electric light and power and a courtesy door to the rear.

There is gated side access with an area to the side of the property with a shed and bin storage and a paved path with wrought iron gate leads to the REAR GARDEN with an entertainment terrace with a low rise wall with inset lighting and steps leading to a shaped lawn with planted beds and borders.

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 / Superfast / Ultrafast are available

Mobile – Ofcom checker shows two of the four main providers have likely coverage indoors with all four having likely coverage outdoors.

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

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EPC: C

**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.



## 25 Old Farm Drive Codsall

HOUSE: 173.6sq.m. 1896sq.ft.  
GARAGE: 27sq.m. 290sq.ft.  
**TOTAL: 200.6sq.m. 2186sq.ft.**

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





