17a Chapel Lane, Codsall, Wolverhampton, WV8 2EJ

BERRIMAN
EATON

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A lovely bungalow set back from Chapel Lane with ample parking and a double garage along with well proportioned accommodation over a single storey.

LOCATION

The property stands in a lovely plot on Chapel Lane within easy reach of the wide ranging local shopping facilities for which Codsall is renowned. The area also benefits from excellent schooling and communications are excellent with rail services running from Codsall Station which is within easy walking distance and the M54 being easily accessible at J2 facilitating fast access to Birmingham and beyond.

DESCRIPTION

17a Chapel Lane offers well proportioned accommodation over a single story with the living accommodation to one side and the sleeping accommodation off an inner hall. The property benefits from double glazing and gas central heating and is set well back from the road with ample parking and a double garage along with a pretty rear garden.

ACCOMMODATION

A double glazed patio door opens into a PORCH with lighting and a wooden door with a double glazed side panel opens into the HALL with coved ceiling and a useful cloaks and storage cupboard. The LOUNGE has a double glazed window to the front, coved ceiling and an electric coal effect fire with marble hearth and stone surround. The DINING ROOM has a patio doo to the rear garden, coved ceiling and a glazed door opening into the KITCHEN with a range of wall and base units with roll top working surfaces with tiled splash back, a sink and drainer with double glazed window over, space for a cooker and a fridge freezer, space for a dishwasher, tiled floor, coved ceiling and a double glazed door to the rear garden.

There is an INNER HALL with access to the loft via a drop down ladder and a linen cupboard housing the hot water cylinder with slatted shelving above. The PRINCIPAL BEDROOM SUITE has a good size double room with a range of built in wardrobes, a double glazed window to the front and an EN-SUITE shower room with a shower cubicle, WC, wash basin with vanity cupboards beneath and a double glazed window. BEDROOM TWO is also double in size with a range of fitted furniture including wardrobes, cupboards over the bedhead recess, knee hole dressing table, drawers, coved ceiling and a double glazed window. BEDROOM THREE is also a good size with a double glazed window to the rear garden and coved ceiling and the BATHROOM with a panelled bath with shower over, wash basin with vanity cupboards beneath, WC, part tiled walls and a double glazed window.

OUTSIDE

17a Chapel Lane is approached over a driveway with ample PARKING to the front with external lighting, there is a bin area to one side, a lawn and access to the rear garden. There is a DOUBLE GARAGE with electric up and over doors with space and plumbing for a washing machine and tumble dryer, sink with cupboards above and beneath, concrete floor, electric lighting and power and a courtesy to the rear garden.

The REAR GARDEN has a large entertainment terrace with a low rise, planted brick wall leading to the shaped lawn with planted beds and borders.

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.
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.

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Lettings Office
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Wombourne Office
01902 326366
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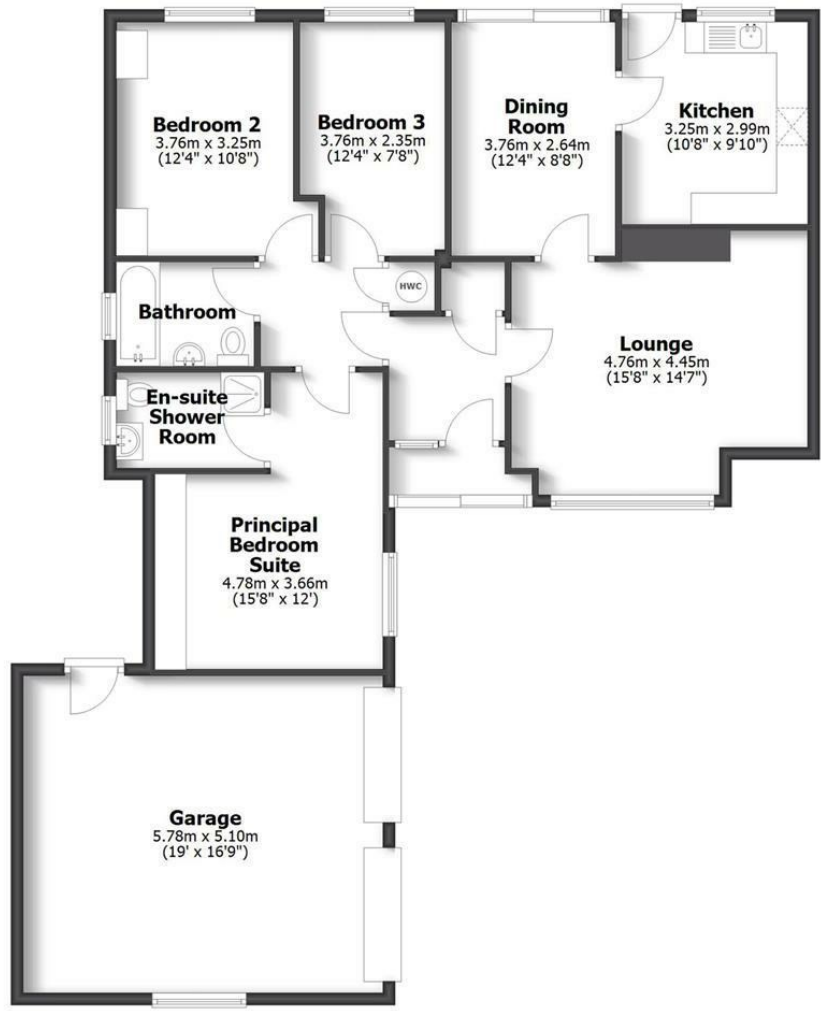
www.berrimaneaton.co.uk

Offers Around
£405,000

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.

17a Chapel Lane
Codsall



Ground Floor

HOUSE:	93.7sq.m.	1008sq.ft.
GARAGE:	29.5sq.m.	317sq.ft.
TOTAL:	**123.2sq.m.**	**1325sq.ft.**

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