

7 Elliotts Lane, Codsall, Wolverhampton, WV8 1PH

BERRIMAN EATON



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A three bedroom semi detached property standing in a large, corner plot which offers the potential to extend to both ground and first floors, subject to gaining all of the usual and necessary consents and permissions

LOCATION

7 Elliotts Lane stands in a highly regarded address within Codsall which is, itself, a highly regarded South Staffordshire Village. The village centre provides a full complement of local shopping and leisure facilities and communications are excellent with regular bus services, local rail services running from Codsall Station and the M54 being easily accessible at Junction 2.

Codsall is renowned for its excellent schooling and the house is particularly well situated in this regard as it is within walking distance of Codsall High School and Leisure Centre.

DESCRIPTION

7 Elliotts Lane has been in the same ownership for some time and would now benefit from a scheme of refurbishment. There is well proportioned accommodation over both ground and first floors with two reception rooms and a kitchen to the ground floor and three bedrooms and a bathroom to the first floor.

There is ample space to the side affording off road parking for several vehicles along with a garage and a well presented rear garden.

The property sits well within its large plot which could allow for extensions should buyers so wish, subject to gaining all of the necessary consents and permissions.

ACCOMMODATION

A glazed front door opens into the HALL. There is a LOUNGE with double glazed window to the side and a bay window to the front, a gas fire set in a formal surround, wiring for wall lights and glazed double doors open into the DINING ROOM with an understairs store, a double glazed patio door to the rear garden and a door to the KITCHEN with a range of wall and base units, a double glazed window to the garden, glazed door to the side, four ring electric hob with electric oven beneath and a sink and drainer.

Stairs from the hall rise to the first floor landing with access to the loft and a storage cupboard housing the gas fired central heating boiler. BEDROOM ONE is a good sized double with a dual elevation with double glazed windows to the front and side and a built in wardrobe with mirror door. BEDROOM TWO is also double in size with a double glazed window to the side and a built wardrobe. BEDROOM THREE is a good size with a double glazed window to the front and the bathroom has a panel bath with shower over, pedestal washed basin, WC, tiled walls and a double glazed window.

OUTSIDE

7 Elliotts Lane sits in a large corner plot behind a DRIVEWAY laid in tarmacadam affording off road parking for several vehicles. To the front there is a shaped lawn and mature shrubs, a tree with a TPO and a further area of garden to the side making the plot wider than you would expect for a property of this type. The GARAGE has an up and over door, concrete, floor and electric light and power and a courtesy door to the rear garden. There is gated side access to the REAR GARDEN with a shaped lawn and mature shrubs to the borders. There is the benefit of an external cold water supply.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – 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 likely coverage indoors with all four main providers having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low

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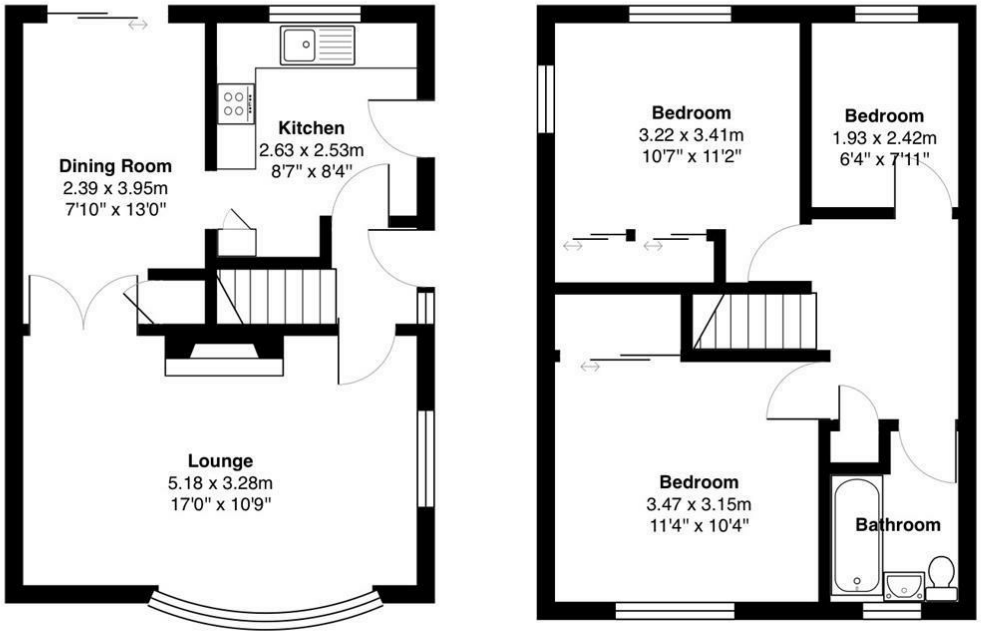
Offers Around
£299,950

EPC: E

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.





Total Area: 93.6 m² ... 1007 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHOTOGRAPHY.CO.UK)








HOME