Rosemary Cottage, Codsall Road, Tettenhall, Wolverhampton, WV6 9QG

BERRIMAN
EATON

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An ideally located barn conversion, full of character, with off street parking and delightful rear garden.

LOCATION

Rosemary Cottage forms part of a small, exclusive and select barn conversion scheme and lies in a discrete position being accessed over a private drive leading off Codsall Road but standing well back from the road itself.

There is convenient access to a wide range of local facilities which are available within Palmers Cross, Newbridge and Tettenhall Village with regular bus services running along the Codsall Road facilitating easy access to the city centre.

Furthermore, the property is well served by schooling in both sectors.

DESCRIPTION

Rosemary Cottage is a charming single storey residence comprising a reception room, kitchen, utility room, two bedrooms and two bathrooms, there is off street parking to the front and an enclosed garden to the rear, also benefitting from double glazed windows and a gas fired central heating system.

ACCOMMODATION

A glazed door with side panel opens into the HALL having two storage cupboards, one housing a wall mounted gas boiler. The LOUNGE has laminated flooring, an exposed brick Inglenook fireplace, dining area, windows to the front and door to the rear. The KITCHEN comprises wall and base mounted units with fitted work top and tiled splash back, stainless steel sink and drainer, integrated oven, hob with extractor above, fridge freezer and window to the rear. The PRINCIPAL SUITE has a double bedroom with three double glazed windows to the front with fitted shutters, a large built in wardrobe and a well-appointed EN-SUITE SHOWER ROOM with a white suite of WC, pedestal basin and fully tiled corner shower, a double glazed window, part tiled walls, tiled floor and a chrome towel rail radiator. BEDROOM TWO has a built in double wardrobe and a double glazed window overlooking the rear garden and there is a BATHROOM which is particularly well appointed with a fine suite with a freestanding bath with contemporary mixer tap with pencil hose attachment, a separate corner shower with rainfall head and separate hose, a vanity unit with wash basin and WC with concealed flush, a double glazed window, laminated flooring, integrated ceiling lighting and a chrome towel rail radiator.

A door from the en-suite shower room leads to the large LAUNDRY with plumbing for a washing machine and space for a tumble dryer, a range of wall and base mounted storage cupboards, a stainless steel sink, a double glazed window and stable style door to the garden and an internal door to a STOREROOM with an elevating door, concrete floor and electric light and power.

OUTSIDE

The property stands behind a pleasant frontage with a shaped lawn with a central path laid in brick paviours leading to the front door. There are stocked beds and borders and a DRIVEWAY to one side providing off street parking.

To the rear of the property is the delightful REAR GARDEN with a large, paved terrace, a good sized rear lawn with stocked beds and borders.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – 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 there is limited and 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 does not show this address, the neighbouring property advises it is very low

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Lettings Office
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Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

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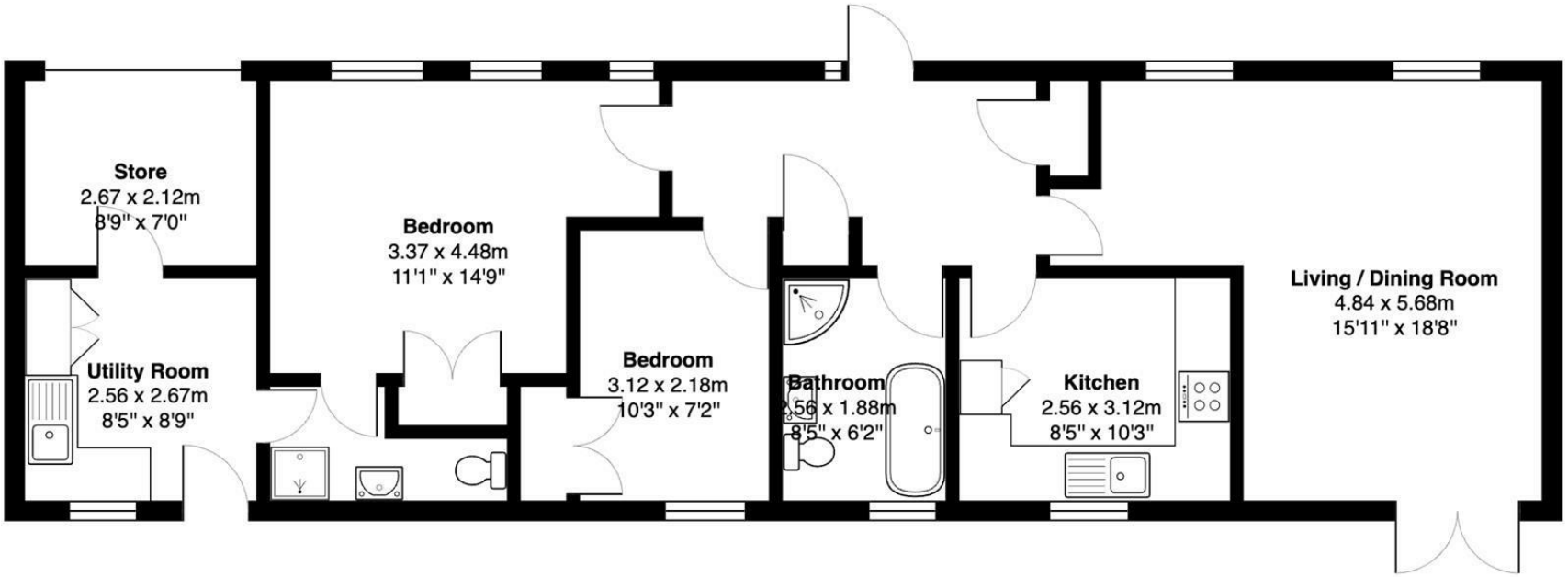
Offers Around
£355,000

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.



Total Area: 84.7 m² ... 912 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)