



46 Codsall Road, Tettenhall, Wolverhampton, WV6 9ED

BERRIMAN  
EATON

# 46 Codsall Road, Tettenhall, Wolverhampton, WV6 9ED

A well presented three bedroom semi-detached property with a large rear garden and contemporary kitchen and bathroom suites.

## LOCATION

46 Codsall Road has 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

46 Codsall Road is a well appointed three bedroom semi-detached property with the benefit of a conservatory to the rear. There are two reception rooms and a kitchen along with three bedrooms and a bathroom.

Externally there is ample parking provision to the front along with a garage and a long rear garden.

## ACCOMMODATION

A glazed composite front door opens into the HALL with LVT flooring and an understairs store with shelving and a window to the side. The LOUNGE has a double glazed walk in bay window, ceiling coving, wiring for wall lights and a coal effect gas fire set in a formal surround. The DINING ROOM has coved ceiling, a coal effect gas fire set in a formal surround and double glazed patio doors open into the CONSERVATORY with wood laminate flooring, a double glazed window and door to the kitchen, double glazed windows and French doors to the rear garden and ceiling paddle fan light. A glazed door from the hall opens into the KITCHEN with a range of contemporary wall and base units, roll top working surfaces with tiled splash back and under counter lighting, there is a sink and drainer, a four ring Bosch induction hob with Bosch extractor fan above, an integrated Bosch oven and grill, an integrated Bosch dishwasher, double glazed windows to the side and rear, space for a fridge freezer and plumbing for a washing machine.

Stairs from the hall rise to the first floor landing with a double glazed window to the side and access to the loft. BEDROOM ONE is a good size double with a double glazed window to the rear and a range of fitted cupboards. BEDROOM TWO is also double in size with a double glazed window to the front and a built in wardrobe with sliding mirrored doors. BEDROOM THREE is an excellent size with a double glazed window to the front and the BATHROOM has a panelled bath with shower over, vanity unit with wash basin and cupboards beneath, a double glazed window to the rear, heated ladder towel rail, integrated ceiling lighting, metro tiled walls, LVT flooring and a linen cupboard housing the Worcester Bosch boiler and there is a separate CLOAKROOM with a WC, LVT, part metro tiling to the walls, a double glazed window and integrated ceiling lighting.

## OUTSIDE

46 Codsall Road sits behind wrought iron gates opening onto a gravelled DRIVEWAY affording off road parking for several vehicles with screening hedges and an area of lawn. The GARAGE has an up and over door and becomes wider towards the back, concrete floor, electric light and power, windows to the side and a double glazed door to the rear garden.

A door from the drive opens into the GARDEN with a large, paved entertainment terrace with steps down to the shaped lawn beyond with planted and flowering shrubs to the borders, a path to one side leads to the end of the garden with a shed and an area of kitchen garden. There is external lighting, electric point and cold water supply.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND B – 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 data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>  
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 medium risk

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Wombourne Office

01902 326366

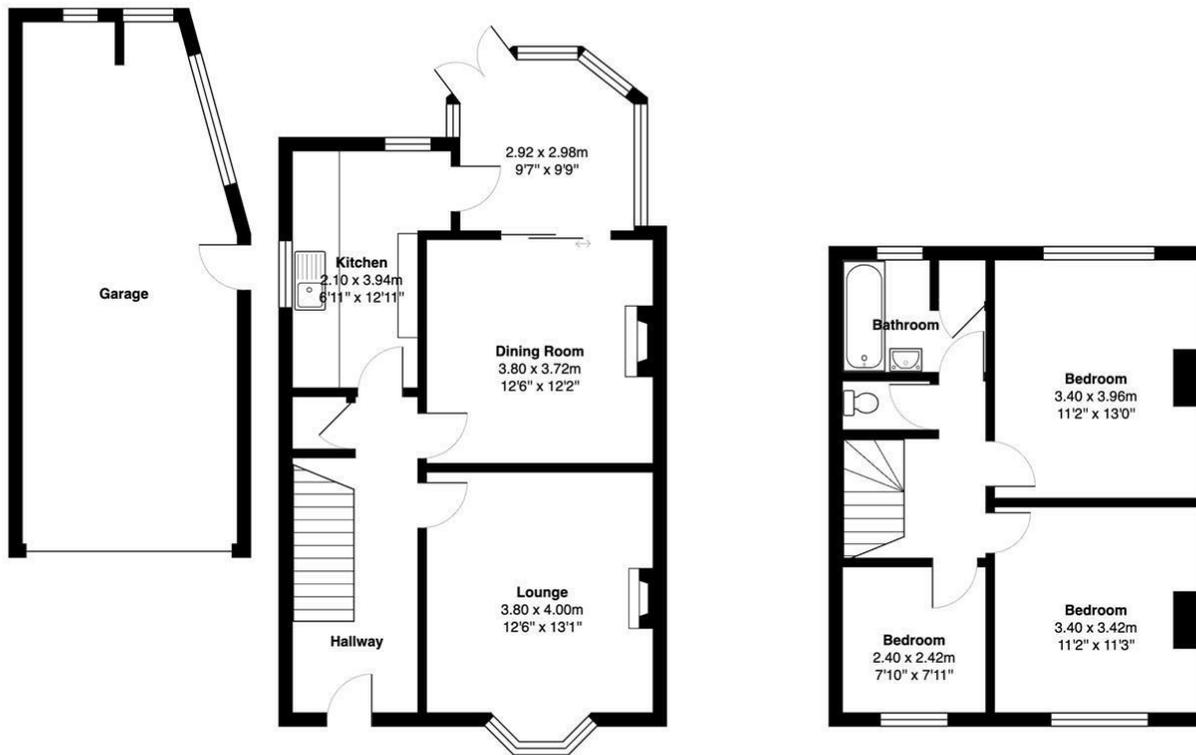
wombourne@berrimaneaton.co.uk

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Offers Around  
£335,000

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: 135.1 m<sup>2</sup> ... 1454 ft<sup>2</sup>

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 JOEWPHTOGRAPHY.CO.UK)

