



26 Elliotts Lane, Codsall, Wolverhampton, WV8 1PG

BERRIMAN
EATON

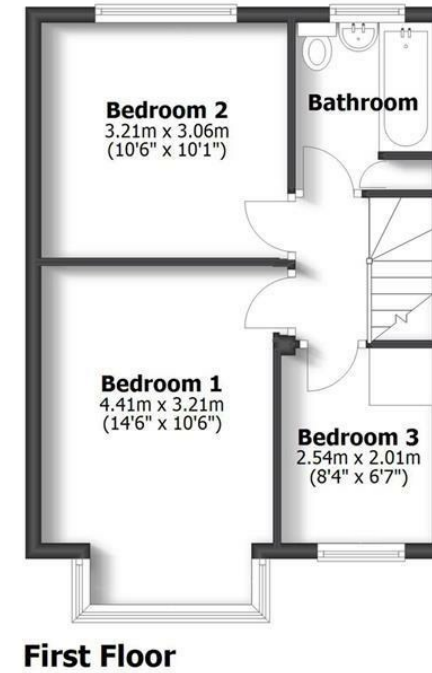
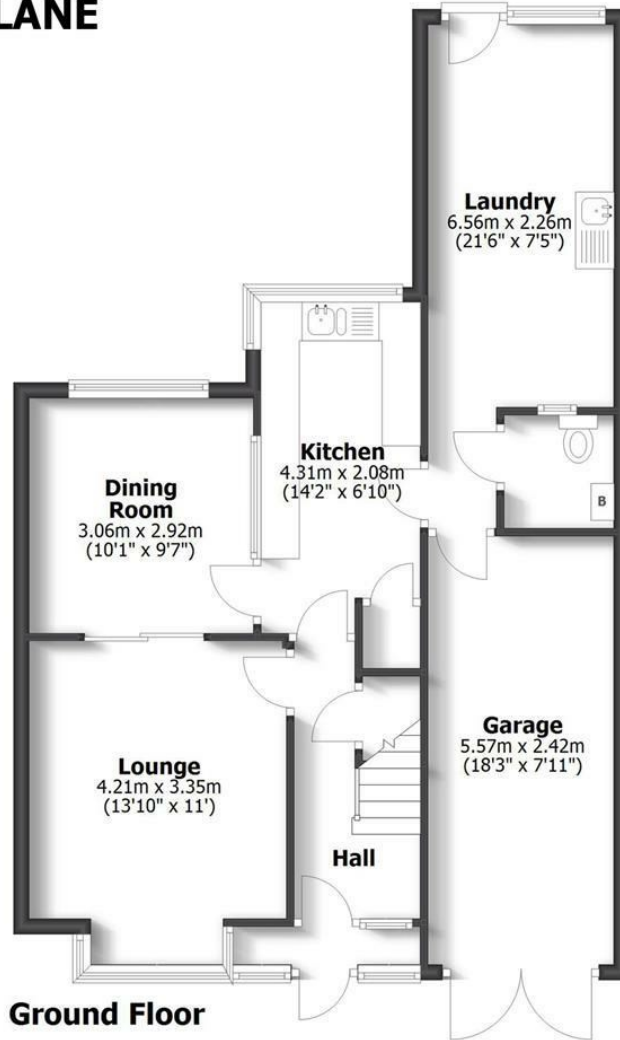




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Sick Of School Run Stress? What If One Move Could End It For Good? With Codsall High behind the back fence, another five "Good" schools and the station just a short walk away, this chain free project has the plot and potential to become your dream family home.

26 ELLIOTTS LANE
CODSALL



HOUSE: 91.1sq.m. 981sq.ft.
GARAGE: 13.5sq.m. 145sq.ft.
TOTAL: 104.6sq.m. 1126sq.ft.

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

For many families with children, the school run shapes the whole day. Traffic, parking, rushing out of the front door. Move here and that could all stop.

Codsall High School's playing fields are directly behind the garden fence. There are five popular schools within a 10 minute walk - three of them are primaries. Bilbrook Station is around the same short distance away, with trains to Wolverhampton, Shrewsbury, Birmingham and onward connections to London.

If you drive, Junction 2 of the M54 and the i54 Business Park are around fifteen minutes away. Birmingham city centre is roughly forty five minutes away by car.

Daily life becomes easier in other ways too. Local shops for your day-to-day essentials are within walking distance. Doctors, dentists and Costa are close by too.

Once you're here, life's logistics become so much simpler - you could settle here and not have to think about school catchments or busy morning routines ever again.

The house itself has been a happy family home for over forty years. That longevity says a lot about both the property and Elliotts Lane.

The layout is simple, straightforward and practical. A porch leads into the hall, with stairs rising ahead and useful storage underneath.

The lounge sits at the front with a walk in bay window, opening through sliding doors into the dining room at the rear.

The dining room looks out across the southeast facing garden, towards the school fields beyond. There are no houses directly behind you and because the fields are protected, the chances are this will be the case for years to come.

The kitchen runs along the rear with a pantry and access to a long side laundry area, ground floor w/c and internal door to the garage.

It does need updating - but most buyers will see this as an opportunity to reconfigure this versatile space or extend to the rear, subject to the usual building control consents and planning permissions.

Upstairs are two double bedrooms and a third single, along with a family bathroom. The front bedroom has a bay window. The rear bedroom enjoys the open outlook across the garden and fields. Like the kitchen, the bathroom needs updating.

It's a family-friendly layout that's stood the test of time but if you've got the vision it also offers the chance to modernise on your terms. The neighbours on either side have built above the garage and doing so here would transform the upper floor - giving you the chance to add extra bedrooms or create a luxurious master bedroom suite.

The total plot extends to almost a quarter of an acre. The house sits well back from the road, giving space to park several cars and a sense of separation from the passing traffic.

To the rear, the back garden stretches far beyond what is typical in this part of Codsall. Its mainly lawn with established borders and mature planting, so it is manageable today while offering real scope to reshape or landscape in the future.

And because the land backs onto protected school playing fields, your privacy is unlikely to change any time soon.

The depth of the plot means you won't be bothered by stray cricket balls or footballs flying over the fence. And it does give you genuine flexibility that could carry you through the next 20 years.

You could just rework the internal layout but you've got room to extend to create a larger kitchen family space. And even if you did, there's more than enough room to add a garden office or a summerhouse.

Solar panels are fitted and owned outright, with quarterly Feed-in Tariff payments received for the energy generated and sold back to the grid.

The property is freehold and offered with no upward chain.

Family homes in this sought after spot, offering this level of privacy, plot size and potential don't appear often.

It won't be for everyone. If you're looking for a move-in-ready family home or somewhere that just needs a quick lick of paint, it is probably more than you're willing to take on.

But if you're not afraid to roll your sleeves up and get stuck in, this could be the perfect project for families with a budget and a long term vision.

The décor can change. The layout can evolve to meet your needs. But the land, location and long-term opportunity are what truly set this apart.

It's one of those properties that you need to see for yourself to understand the true potential, so get in touch to arrange a viewing.

SERVICES

We are informed by the Vendors that all mains services are connected and solar panels have been fitted YES - Feed-in Tariff (FiT) scheme with OVO. Payments are received for energy generated. The system is owned outright and not subject to outstanding finance.

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 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 low risk

Offers Around £375,000

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.







Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

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