



Kinsale, 31 Wood Road, Codsall, Wolverhampton, WV8 1DN

BERRIMAN
EATON

Kinsale, 31 Wood Road, Codsall, Wolverhampton, WV8 1DN

A double gable fronted detached property sitting well back from the road with substantial gardens and offering great potential

LOCATION

Codsall is a charming village with a comprehensive range of local shopping facilities which are ample for everyday needs.

The extensive amenities of Wolverhampton City Centre are within convenient travelling distance and the house is easily accessible with local rail services running from Codsall station and the M54 being readily accessible at Junction 2 facilitating travel to Birmingham and the entire industrial West Midlands and the highly publicised i54 Business Park being approximately five miles distant.

DESCRIPTION

Kinsale has been in the current ownership for approximately 50 – 60 years and whilst it has been well looked after by the current owners it would benefit from a scheme of refurbishment.

There are well proportioned rooms over both ground and first floors with two reception rooms and a kitchen with sitting area along with a utility to the ground floor and four double bedrooms and two bath / shower rooms to the first floor.

The property sits well back from the road with ample parking to the front and a garage to the side with a study / store to the rear. There is a long, private garden with shaped beds and borders.

ACCOMMODATION

A glazed and leaded PORCH with tiled floor has a glazed and leaded front door opening into the HALL with a useful understairs cloaks and storage cupboard. There is a through LOUNGE with floor to ceiling leaded double glazed windows to the front, a double glazed window to the rear, a brick fireplace with tiled hearth and mantle and feature wooden wall, a leaded window to the side, coved ceiling and wiring for wall lights. The DINING ROOM has a floor to ceiling walk in leaded bay window, a plaque rail and a serving hatch to the kitchen. The BREAKFAST KITCHEN has a seating area off with a gas fire, shelved pantry and a double glazed window to the rear garden. The kitchen area has a range of wall and base units with roll top working surfaces with tiled splash back, stainless steel sink and drainer, a four ring gas hob with filtration unit above, an electric oven, space for a fridge freezer and a double glazed door to the UTILITY with plumbing for a washing machine and single glazed windows and a door to three elevations.

Stairs from the hall with wooden balustrading rises to the first floor landing. The PRINCIPAL BEDROOM SUITE has a double bedroom with a double glazed bay to the front and an EN-SUITE SHOWER ROOM with a shower cubicle, wash basin, WC, tiled floor and part tiled walls. BEDROOM TWO is an excellent size double bedroom with two windows to the front, a range of fitted furniture including a kneehole dressing table and wiring for wall lights. BEDROOMS THREE AND FOUR are both double in size with double glazed windows to the rear garden and the BATHROOM has a white suite of panelled bath, tiled shower cubicle, pedestal wash basin, WC, linen cupboard with hot water cylinder, access to the loft and a window to the garden.

OUTSIDE

Kinsale sits behind a low rise boundary wall with white wrought iron railing with double gates opening onto a DRIVEWAY laid in tarmacadam with planted and flowering beds and borders with steps and a path leading to an open porch with outside light and

the driveway continues to the side with glazed and wooden double doors open into the GARAGE with concrete floor, electric light and power and a courtesy door and windows to the rear garden. To the rear of the garage is a STUDY / STORE with electric light and power.

There is gated side access to the superb, private REAR GARDEN with an external cold water supply. There are OUTHOUSES which include a cloakroom with WC and wash basin, a shed and a wood store with external light. There is a paved patio to the rear of the property providing an entertainment area. Steps rise to a paved path which lead to a shaped lawn with planted and flowering beds and borders. The bottom of the garden has a path leading around a greenhouse with areas for a potential kitchen garden, a further terrace and two sheds.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND E – 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 and 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 very low risk.

Tettenhall Office

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Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Offers Around
£530,000

EPC: E

www.berrimaneaton.co.uk

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.



KINSALE
31 WOOD ROAD, CODSALL

HOUSE: 141.1sq.m. 1519sq.ft.
GARAGE/OUTBUILDINGS: 34.5sq.m. 372sq.ft.
TOTAL: 175.6sq.m. 1891sq.ft.

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



