



The Hatherings, Histons Hill, Codsall, Wolverhampton, WV8 2HA

BERRIMAN
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An attractive family residence standing in one of the region's most exclusive addresses with spacious accommodation throughout.

LOCATION

Histons Hill is one of the premier addresses within Codsall which is in itself a highly prized South Staffordshire village with a full complement of local amenities and excellent schooling for which the area is renowned.

There is easy access to Wolverhampton City Centre and the motorway network may be accessed via the M54 (Junction 2) which facilitates fast access to Birmingham and the entire industrial West Midlands.

DESCRIPTION

The Hatherings is an attractive family home with an elegant and distinctive dual-gabled front elevation providing a facade of much character.

The internal accommodation is well-appointed and thoughtfully laid out, comprising three spacious reception rooms, living kitchen, laundry, and guest cloakroom to the ground floor together with five bedrooms, including a principal suite with ensuite shower room, alongside a well-appointed family bathroom.

The property occupies a good size plot, with gated access to the driveway providing ample off-street parking and a mature garden to the rear.

ACCOMMODATION

A gabled, tile hung PORCH with timber framing has a part double glazed and panelled front door opening into the HALL with painted panelling to the walls with plaque rail above and a well-appointed guest CLOAKROOM with contemporary suite of WC and vanity unit with wash basin, laminated flooring, tiled walls and extraction fan. There are three well-proportioned reception rooms including a large LOUNGE with bi-fold doors opening onto the patio together with a further double glazed rear window, ceiling coving, decorative fireplace with gas point, internal part glazed and panelled door to the kitchen and part glazed and panelled double doors with windows to either side opening into the FAMILY ROOM with laminate flooring, a built-in storage cupboard, ceiling coving and a double glazed window to the front elevation. The DINING ROOM has a double glazed, tall window to the front together with ceiling coving and there is a stunning LIVING KITCHEN which is the focal point of the ground floor with ample space for seating, dining and preparation areas. There is a comprehensive range of gloss-fronted contemporary units with Corian work surfaces, space for a range style cooker with stainless steel extraction flue above, an American fridge freezer housing unit, integrated dishwasher, floor tiling with underfloor heating, integrated ceiling lighting, concealed under-unit lighting, inset plinth low-level lighting and a door to the LAUNDRY with a co-ordinating range of units to those in the kitchen together with Corian work surfaces, plumbing for a washing machine, space for a tumble dryer, a double glazed and panelled garden door and double glazed rear window, built-in storage cupboard and an internal door to the garage.

Stairs with decorative balustrading rise from the hall to the LANDING with painted panelling to some of the walls and access to the roof space. The PRINCIPAL BEDROOM benefits from a large double bedroom with double glazed windows to the front together with a wide bank of fitted, walk-in wardrobes with sliding mirrored doors, hanging rails and shelving, integrated ceiling lighting, wiring for wall lights and a well appointed ENSUITE SHOWER ROOM with a fully tiled double shower with rainfall head and separate hose, wc and vanity unit with wash basin, double glazed front window, chrome ladder towel radiator and extraction fan. The SECOND BEDROOM has a double glazed window to the front and a large built-in walk-in wardrobe with hanging rails and shelving, the THIRD BEDROOM has a double glazed rear window and built-in double wardrobe, the FOURTH BEDROOM has a double glazed rear window and there is a FIFTH BEDROOM with a double glazed window to the side. The BATHROOM has a stylish suite with Travertine tiled walls and floor, a Jacuzzi bath with flush-mounted television to one end, a double shower cubicle with rainfall head and separate hose, wc with concealed flush and a vanity unit with cupboards, shelving, drawer, sink and mirror, integrated ceiling lighting, double glazed rear window and chrome towel rail radiator.

OUTSIDE

The Hatherings stands well back from Histons Hill behind a deep frontage with brick built walls to the front boundary with brick piers with stone copings and stone finials together with remote controlled, electrically operated wooden gates leading to a gravelled drive providing ample off street parking for several vehicles. There is a shaped front lawn together with a pathway laid in brick setts leading to the front door with shaped lawns to either side and a GARAGE with an elevating door, electric light and power and an internal door to the laundry.

There is a superb REAR GARDEN with a full width and deep paved terrace to the rear of the house providing external entertaining areas with a shaped lawn beyond with mature beds and borders.

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

COUNCIL TAX BAND F – 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.

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£825,000

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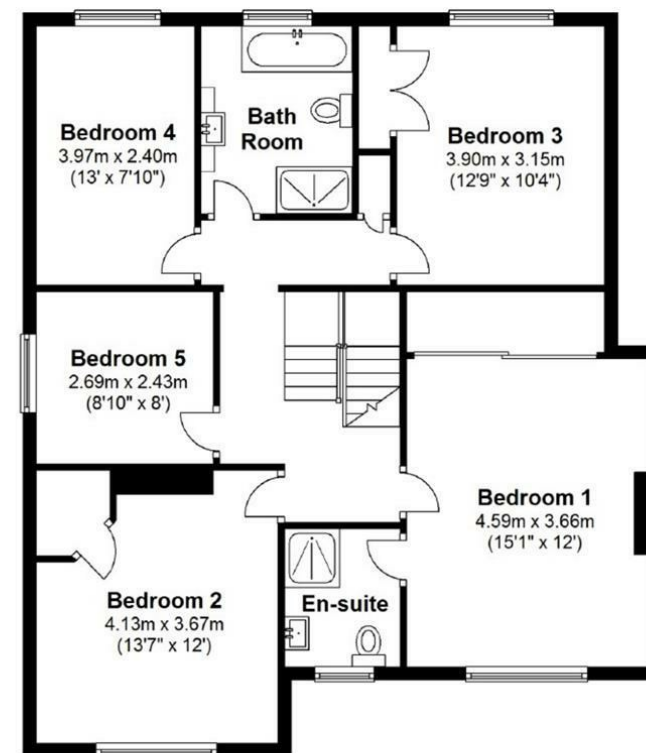
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



THE HATHERINGS HISTONS HILL CODSALL

Approx Overall Floor Area
190.1sq.m 2047sq.ft.
(excluding garage)

FOR GENERAL GUIDANCE ONLY
NOT TO SCALE



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

