2 Slate Lane, Codsall, Wolverhampton, WV8 1DR

BERRIMAN
EATON

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2 Slate Lane is a good size, detached bungalow with versatile living space in a sought after location
NO UPWARD CHAIN

LOCATION

The property stands close to the junction of Slate Lane and Moatbrook Lane just off Wood Road and within a convenient distance of the centre of the village of Codsall with its wide range of facilities and amenities. There is a train station in the village facilitating access to Birmingham, Shrewsbury and beyond, there is easy travelling to Wolverhampton City Centre and access to the motorway network.

There is a wide range of schools available in both sectors. Despite its convenient situation, Slate Lane stands on the edge of open countryside.

DESCRIPTION

2 Slate Lane offers versatile accommodation. There are two bedrooms, one of which could be used as a second reception room should buyers to wish. The property would benefit from a gentle scheme of improvement which would allow buyers to make the property "their own".

There is ample parking to the front along with a garage and a private rear garden.

ACCOMMODATION

A double glazed door opens into a small PORCH with a glazed, coloured and leaded door opening into the HALL. The LOUNGE has a double glazed door with windows to the side opening into the rear garden and a gas fire set in a formal surround. The KITCHEN has a range of wall and base units with roll top working surfaces with sink and drainer, space for a gas cooker, space for an undermounted fridge, a concealed wall mounted gas fired central heating boiler, a double glazed window to the side and a glazed door opens into the CONSERVATORY with double glazed windows and doors to three elevations, plumbing for a washing machine and tiled flooring.

BEDROOM ONE has a double glazed and leaded walk in bay to the front and a double glazed and leaded window to the side. BEDROOM TWO has a double glazed and leaded walk in bay to the front with stripped wooden flooring. The BATHROOM has a panelled bath, WC, wash hand basin, a linen cupboard with slatted shelving and a radiator and access to the loft.

OUTSIDE

2 Slate Lane sits behind a DRIVEWAY laid in brick setts providing off road parking for several vehicles with a shaped lawn to one side with planted borders and external lighting. There is a separate GARAGE with a roller shutter door, concrete floor, electric light and power and a courtesy door to the rear garden. There is gated side access to the REAR GARDEN with a paved patio to the rear with a shaped lawn beyond with concealing hedges and fencing. There is a shed to the side.

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

www.berrimaneaton.co.uk

Offers Around
£349,950

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.

2 SLATE LANE
CODSALL

Ground Floor

BUNGALOW:	70.8sq.m.	762sq.ft.
GARAGE:	13.6sq.m.	147sq.ft.
TOTAL:	**84.4sq.m.**	**909sq.ft.**

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