20 Manor House Park, Codsall, Wolverhampton, WV8 1ES

BERRIMAN
EATON

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A delightfully situated bungalow with countryside views to the rear in a convenient location providing off street parking and garage.

LOCATION

20 Manor House Park stands close to the centre of Bilbrook which is a highly regarded village with a wide range of local facilities being available within easy reach. Communications are excellent with regular bus services and Bilbrook Station provides direct services to Shrewsbury, Birmingham and beyond.

DESCRIPTION

20 Manor House Park is a single-storey property comprising a lounge, kitchen, conservatory, two bedrooms and a shower room. The property further benefits from off-street parking, a garage and a delightful rear garden with lovely countryside views and a good degree of privacy.

ACCOMMODATION

A double glazed door opens into the HALL with a double glazed side panel and small storage cupboard. The LOUNGE has a double glazed window to the front, wiring for wall lights, a feature fireplace with a gas fire and a door opening into the KITCHEN comprising wall and base mounted units, a range style cooker, integrated undercounter fridge, freezer and dishwasher, sink and drainer, inset ceiling lights, a double glazed window and door to the CONSERVATORY with double glazed windows and French doors to the rear.

BEDROOM ONE is a double room in size with a range of fitted furniture and a double glazed rear window. BEDROOM TWO is a good size room with a double glazed window to the front elevation and fitted wardrobe. The SHOWER ROOM is well appointed comprising a shower cubicle with rainfall shower and separate hose, vanity unit with wash basin and cupboards beneath, WC, tiled flooring and a double glazed window.

OUTSIDE

The property sits behind a Tarmacadam and block paved DRIVEWAY affording off street parking. The GARAGE provides ample storage space with electric light and power, sink and drainer, wall mounted gas central heating boiler, space for a washing machine and tumble dryer, a glazed side window and an internal door to the conservatory. The REAR GARDEN has a paved terrace with steps down to the shaped lawn with a range of stocked beds and shrubbery.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD. A lovely bungalow set back from Chapel Lane with ample parking and a
double garage along with well proportioned accommodation over a single storey.
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
£285,000

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.

20 MANOR HOUSE PARK
CODSALL

Ground Floor

BUNGALOW:	71.2sq.m.	767sq.ft.
GARAGE:	16.4sq.m.	176sq.ft.
TOTAL:	**87.6sq.m.**	**943sq.ft.**

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