

22 Marshall Way, Codsall, Wolverhampton, WV8 1FP

BERRIMAN
EATON



22 Marshall Way, Codsall, Wolverhampton, WV8 1FP

This is a stylish and well-presented house which stands in a particularly highly regarded modern development in a delightful and convenient location

LOCATION

22 Marshall Way forms part of the Bilbrook Mill development which was recently constructed in a sought after South Staffordshire location. The wide ranging local facilities provided by both Codsall and Bilbrook are within easy reach with the further, more extensive amenities provided by Wolverhampton City Centre being nearby. The area is well served by schooling in both sectors and communications are excellent with Bilbrook Train Station providing direct services to both Shrewsbury and Birmingham and the M54 being easily accessible facilitating fast access to Birmingham and the entire industrial West Midlands.

DESCRIPTION

22 Marshall Way was completed in 2021 and has been well maintained since that time by the current owner

The house has been tastefully decorated comprising a living room, dining kitchen, utility area and guest cloakroom together with two spacious double bedrooms and a modern bath/shower room. There is a private driveway to the front providing off street parking for two vehicles and a side gated entrance to the landscaped rear garden. The property also benefits from double glazed windows; gas fired central heating and has the remainder of the original 10 year NHBC warranty.

ACCOMMODATION

A composite front door opens into the HALLWAY, with a further door leading into the LIVING ROOM, which features a double-glazed window to the front, a built-in storage cupboard and access to the DINING KITCHEN. The dining kitchen is fitted with a range of gloss wall and base units with worktops, and incorporating integrated appliances including oven, gas hob and extractor fan above, a sink with drainer, and space for a fridge and freezer. The room also benefits from integrated ceiling lights and double-glazed French doors opening to the rear garden. Adjoining the kitchen is a UTILITY AREA, providing space for a washing machine, a fitted worktop, and a wall-mounted gas central heating boiler. The GUEST CLOAKROOM is fitted with a WC and wash basin.

Stairs rise to the FIRST FLOOR LANDING. BEDROOM ONE is a good size double room with fitted wardrobes and a double glazed window to the rear elevation. BEDROOM TWO is also a double room in size with a built in storage cupboard and double glazed windows to the front. The BATHROOM comprises a well-appointed suite with a panelled bath and separate shower cubicle. There is a vanity unit with a wash basin and draws beneath, a WC and tiled flooring.

OUTSIDE

The property stands behind a DRIVEWAY providing off street parking for two vehicles. A side gate provides access to the REAR GARDEN with a paved patio and a shaped lawn.

ESTATE CHARGE

Please note, there is an estate charge payable of £202.51. This covers the upkeep of the communal gardens and the public areas of the estate.

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.
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
£254,500

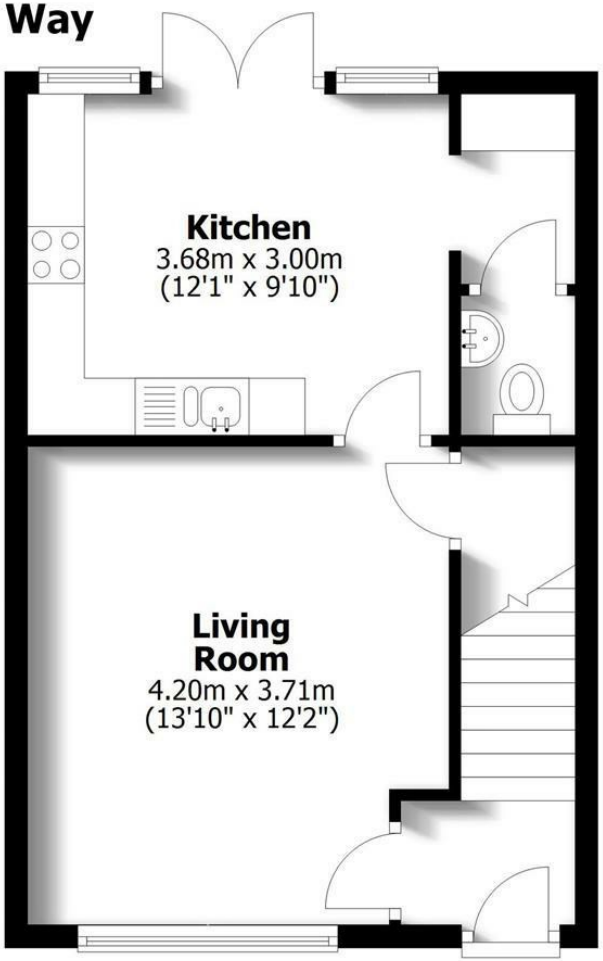
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and 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.

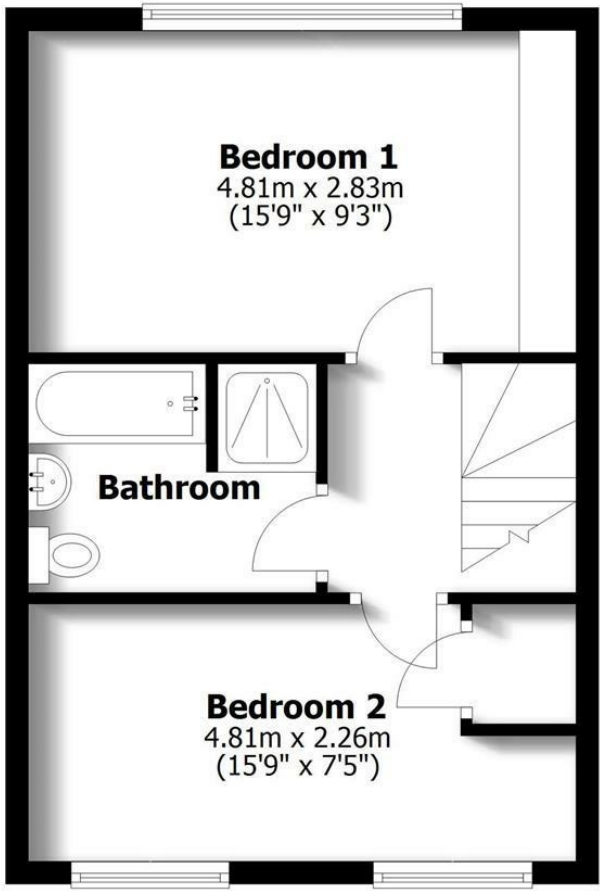





22 Marshall Way
Codsall



Ground Floor



First Floor

TOTAL: 70.5sq.m. 759sq.ft.

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







