



47 Wood Road, Codsall, Wolverhampton, WV8 1DN

BERRIMAN  
EATON

# 47 Wood Road, Codsall, Wolverhampton, WV8 1DN

A superb, semi-detached home in a highly sought-after location close to the village centre, with off-street parking and a beautifully maintained rear garden

## 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 available at Junction 2 facilitating travel to Birmingham and the entire industrial West Midlands and the highly publicised i54 Business Park being approximately five miles away.

## DESCRIPTION

A beautifully presented character property, thoughtfully extended to the rear to create rooms of generous proportions. The accommodation includes two reception rooms and a spacious breakfast kitchen with a living area overlooking the rear garden, while the first floor offers three bedrooms and a good-sized family bathroom.

The property has an attractive frontage, with off-street parking and a well-maintained garden featuring a range of garden stores and workshops, providing ample storage space.

## ACCOMMODATION

A glazed front door opens into the RECEPTION HALL with a GUEST CLOAKROOM with a WC, wash basin, understairs storage cupboard and a double glazed side window. The LOUNGE has a large bay window to the front elevation, wiring for wall lights and a feature fireplace with a log burner. A further door from the hall opens into the DINING ROOM with a feature fireplace with open fire and glazed double doors opening into the LIVING AREA with double glazed windows and French doors to the rear. The BREAKFAST KITCHEN comprises an excellent range of wall and base units with fitted butchers block work tops, a coordinating island with breakfast seating, additional storage cupboards and granite work surface. There is a sink and drainer, a range style cooker, space for a fridge freezer, integrated ceiling lighting, a double glazed side window and double glazed roof lights.

Stairs with wooden balustrading rise to the FIRST FLOOR LANDING. BEDROOM ONE is a double room with a range wardrobes, an ornamental fireplace and a double glazed rear window. BEDROOM TWO is a double room in size with fitted wardrobes, an ornamental fireplace and double glazed front windows. BEDROOM THREE is a good size room with a built in storage cupboard and a double glazed window to the front elevation. The BATHROOM has a well appointed suite with a free standing roll top bath, a walk in shower cubicle with rainfall shower and separate hose, a pedestal wash basin, WC, integrated ceiling lighting and a double glazed window to the rear.

## OUTSIDE

The property stands with a charming frontage, bordered by a hedge with a gravelled DRIVEWAY providing off-street parking. Gated side access leads to a mature REAR GARDEN which features a range of useful outbuildings including a workshop, garden store and outside WC, offering excellent storage space. There is a paved patio, a lawn with hedged borders, and well-stocked beds.

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.

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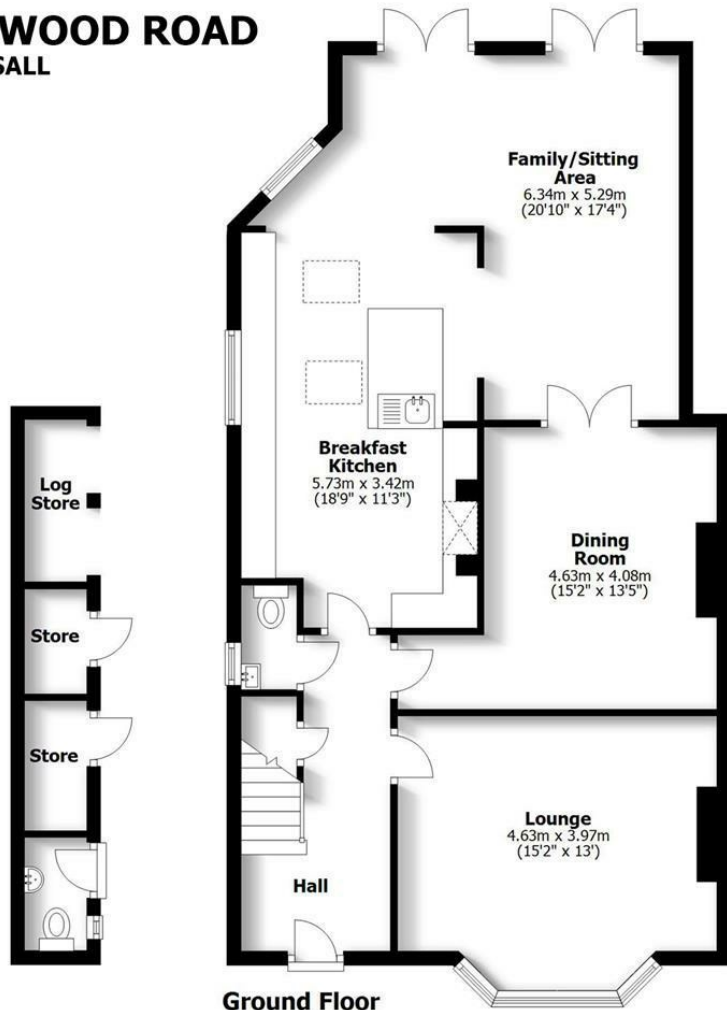
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



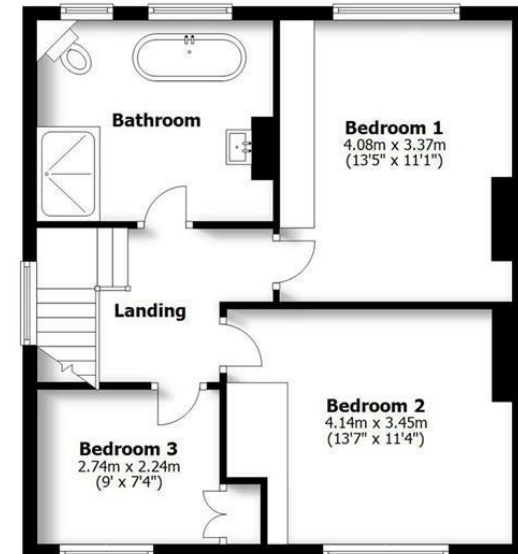
**47 WOOD ROAD  
CODSALL**

HOUSE: 137.8sq.m. 1484sq.ft.  
 OUTBUILDINGS: 30.4sq.m. 328sq.ft.  
**TOTAL: 168.2sq.m. 1812sq.ft.**

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



**Ground Floor**



**First Floor**

