



6 Manor Close, Codsall, Wolverhampton, WV8 1NF

BERRIMAN  
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## 6 Manor Close, Codsall, Wolverhampton, WV8 1NF

A three bedroom mid terrace property in a sought after residential location close to local schooling and shopping facilities with off street parking.

### LOCATION

The house stands in an established and popular location within easy reach of a wide range of facilities in both Bilbrook and Codsall. The area is well served by a variety of schools in both sectors. It is within convenient travelling distance of Wolverhampton with public transport being available nearby. Bilbrook Train Station provides direct services to Shrewsbury, Birmingham and beyond.

### DESCRIPTION

6 Manor Close offers spacious accommodation arranged over two storeys. To the ground floor there are two reception rooms and a kitchen along with three bedrooms, a bathroom and separate WC to the first floor. The property has off street parking to the front and a pleasant rear garden.

### ACCOMMODATION

A door opens into the HALL with a further door into the LIVING ROOM with laminate flooring, an ornamental fireplace and a door into the DINING ROOM with laminate flooring and a double glazed rear window. A door from the dining room opens into the BOOT ROOM with an additional front door and window. An open archway from the dining room opens into the KITCHEN with wall and base units, a stainless steel sink and drainer, space for an oven with an extractor fan above, space for a washing machine and a double glazed window and door to the rear.

Stairs rise to the FIRST FLOOR LANDING. BEDROOM ONE is a double room with double glazed windows to the front elevation. BEDROOM TWO is also a double room with a fitted storage cupboard and a double glazed rear window and BEDROOM THREE has a double glazed window to the front elevation. The BATHROOM has a panelled bath with a shower over, a wash basin and a double glazed rear window. There is a separate WC also with a double glazed window to the rear.

### OUTSIDE

The property sits behind a gravelled DRIVEWAY affording off street parking and a paved pathway to the front door. The REAR GARDEN is a good size and has a paved patio and shaped lawn.

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

COUNCIL TAX BAND B – 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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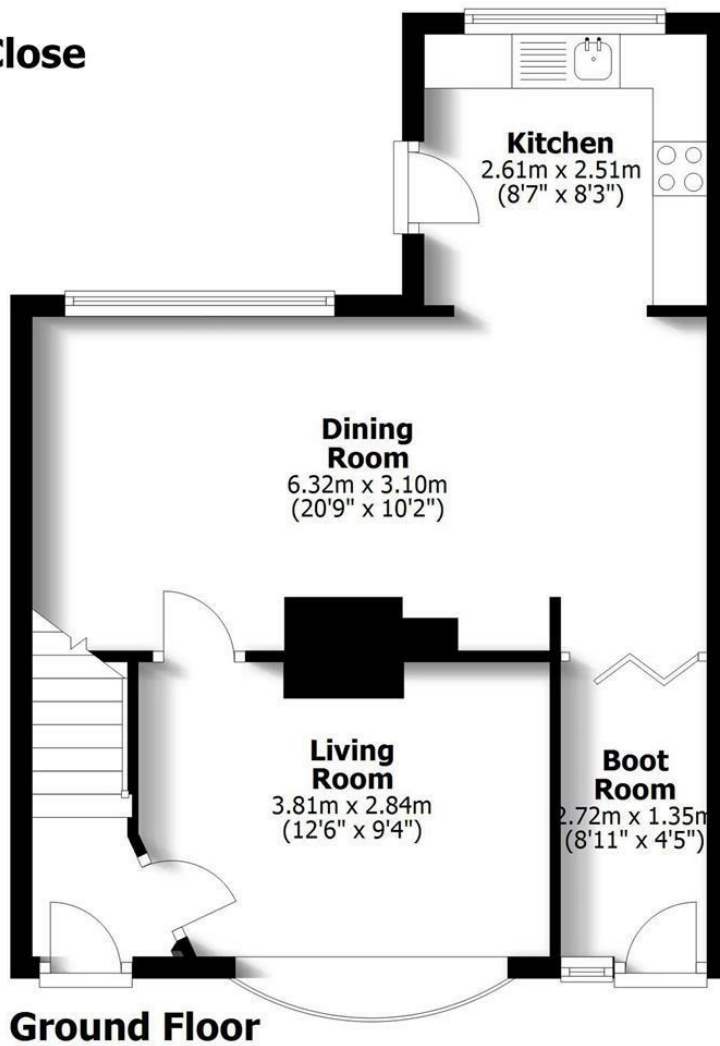
Offers Around  
£210,000

EPC: C

**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.



## 6 Manor Close Codsall



**TOTAL: 81.6sq.m. 878sq.ft.**

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

