40 Church Road, Codsall, Wolverhampton, WV8 1EH

BERRIMAN
EATON

40 Church Road, Codsall, Wolverhampton, WV8 1EH

A charming two-bedroom semi-detached cottage, thoughtfully updated by the current owners, with stylish interiors throughout. Ideally situated in a superb location.

LOCATION

The property stands in a superb position on Church Road having access to the a wide range of amenities and facilities in Codsall village, which is only a short distance away, there is a rail station in Codsall and convenient access to the motorway network from junction three of the M54.

The area is well served by schooling in both sectors with a number of schools running coach services from Codsall.

DESCRIPTION

A superbly presented property, thoughtfully improved by the current owners to offer beautifully appointed accommodation throughout, including a modern kitchen and shower room. To the ground floor there is a dining area, lounge, kitchen and shower room and to the first floor there are two bedrooms, a study area, and a separate WC. The property also benefits from off-street parking to the front and a pleasant, easily maintained rear garden.

ACCOMMODATION

Steps rise to the storm PORCH, where a front door opens into the HALLWAY with a dining area and a double glazed rear window. The LOUNGE has laminate flooring, a feature fireplace with tiled hearth and slips, fitted cupboards and shelving, and a double glazed bay window to the front. The BREAKFAST KITCHEN is fitted with shaker-style wall and base units with worktops, a Belfast sink, an integrated oven with a hob above, fridge, freezer, and washing machine, along with a double glazed window to the rear. A door leads to the LOBBY which has a double glazed side door and a built-in storage cupboard housing a wall-mounted gas boiler. From the lobby, a door opens into the SHOWER ROOM, which is well appointed with tiled walls, a shower cubicle with a rainfall shower and a separate hose, a pedestal wash basin, WC, a double glazed rear window and heated towel rail.

Stairs rise to the first floor landing. There is a STUDY AREA with a double glazed front window. BEDROOM ONE is a double room with an exposed brick chimney breast, a double glazed rear window and a built in storage cupboard. BEDROOM TWO is also a double room with an exposed brick chimney breast and a double glazed window to the front elevation. There is also a separate WC with a wash basin and a double glazed rear window.

OUTSIDE

The property is set behind a low brick wall to the boundary, with a paved DRIVEWAY providing off-street parking. The REAR GARDEN enjoys a good degree of privacy and is hard landscaped with edged borders with well-stocked beds.

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.

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01902 747744
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Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
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Wombourne Office
01902 326366
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www.berrimaneaton.co.uk

Offers Around
£315,000

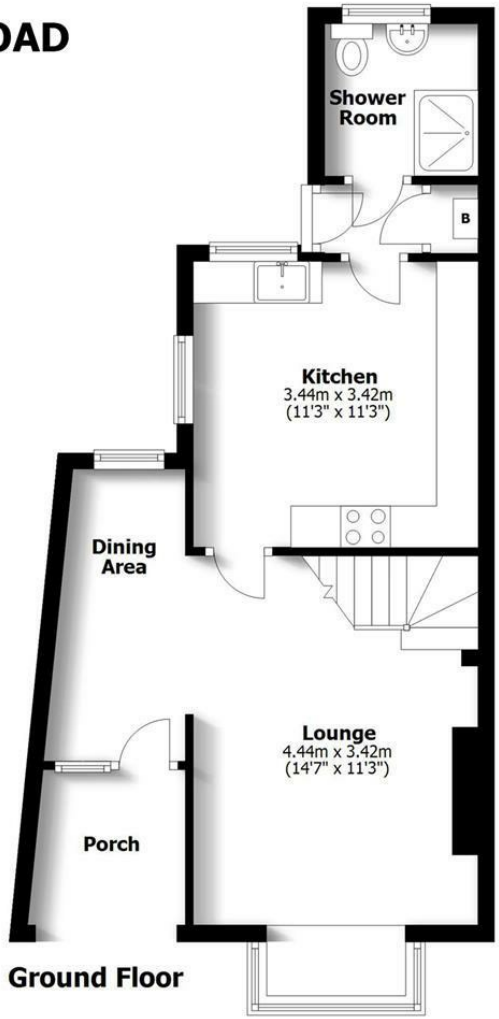
EPC: D

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.

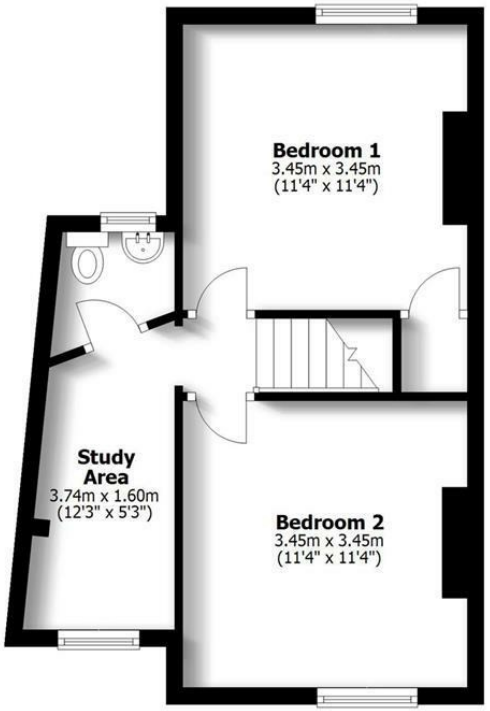
40 CHURCH ROAD
CODSALL

TOTAL: 74.6sq.m. 803sq.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