31 Sandy Lane, Codsall, Wolverhampton, WV8 1EW

BERRIMAN
EATON

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A superbly appointed four bedroom family home finished to a high standard with fixtures and fittings of note standing in a highly sought after location

LOCATION

31 Sandy Lane stands on the fringes of a highly regarded modern development by well-known builders of repute Messer's Taylor Wimpey in an outstanding in a sought after South Staffordshire village. Codsall provides a comprehensive array of local facilities and which are more than ample for everyday needs and there is easy access to Wolverhampton city centre. Local rail services run from both Codsall and Bilbrook Stations with direct connections to Birmingham and the M54 is easily accessible facilitating fast access to Shrewsbury, Birmingham and beyond.

The area is well served by schooling with Codsall Community High School being within easy walking distance and the property benefits immensely from its Sandy Lane address

31 Sandy is a substantial detached family home providing beautifully presented living accommodation over two floors with the focal point of the property being the stylish dining kitchen. The property benefits from contemporary kitchen and bathroom suites double glazed windows, gas central heating, ample parking and a garage.

ACCOMMODATION

A composite front door opens into the ENTRANCE HALL with tiled flooring, understairs storage and a GUEST CLOAKROOM fitted with a WC, part tiled walls and a wash basin. From the hall, a door leads into the superb LOUNGE with a double glazed bay window to the front elevation, decorative wall panelling and glazed double doors opening into the dining kitchen. The DINING KITCHEN is fitted with a comprehensive range of wall and base mounted cabinetry with granite work surfaces, a sink and drainer, breakfast bar and integrated appliances including a double oven, gas hob, fridge freezer, dishwasher and washing machine along with a wall mounted gas central heating boiler. There are integrated ceiling lights, double glazed windows and French doors opening onto the rear garden. The STUDY has tiled flooring and a double glazed window to the front elevation

Stairs with wooden balustrading rise to the first floor LANDING with a built in airing cupboard. The PRINCIPAL SUITE comprises a spacious double bedroom with laminate flooring, decorative wall panelling and a double glazed window to the front elevation. A door leads into the ENSUITE SHOWER ROOM fitted with a shower cubicle with rainfall head and separate hose, WC, pedestal wash basin, integrated ceiling lights and a double glazed front window. BEDROOM TWO is also a well-proportioned double room with a double glazed window to the front elevation, while BEDROOMS THREE AND FOUR are both generous sized rooms with double glazed windows to the rear. The HOUSE BATHROOM is appointed with a modern suite comprising a panelled bath with shower over, WC, wash basin, integrated ceiling lights and a double glazed window.

OUTSIDE

The property stands behind a small area of lawn with hedged borders and a paved pathway leading to the front door. To the side of the property there is a DRIVEWAY providing off street parking along with a GARAGE fitted with electric light and power. Gated side access leads to the REAR GARDEN which features a paved patio, shaped lawn and a paved pathway with gravelled borders leading to a further terrace, ideal for outdoor seating and entertaining.

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.

ESTATE CHARGE

There is an estate charge of £254 per annum for the upkeep of the grounds.

Tettenhall Office
01902 747744
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01746 766499
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Lettings Office
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Wombourne Office
01902 326366
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www.berrimaneaton.co.uk

Offers Around
£515,000

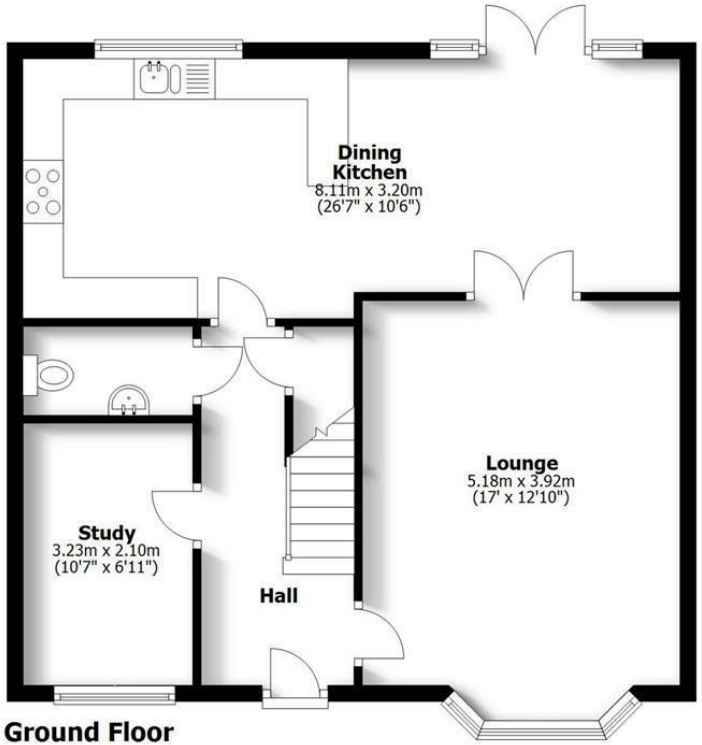
EPC: B

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.

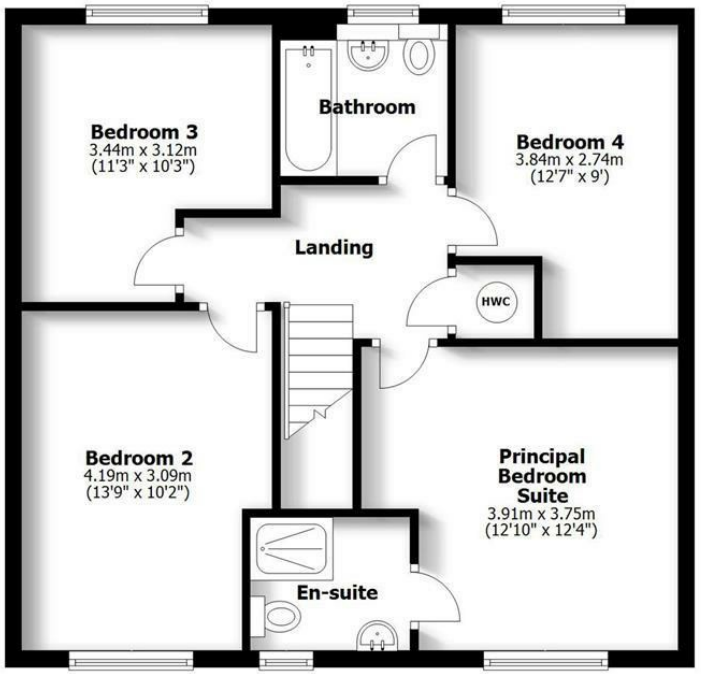
31 SANDY LANE
CODSALL

HOUSE:	126.2sq.m.	1358sq.ft.
GARAGE:	18sq.m.	194sq.ft.
TOTAL:	**144.2sq.m.**	**1552sq.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

we stay home

In this house we dance in the kitchen