



2 Leveson Crescent, Codsall, Wolverhampton, WV8 1FG

BERRIMAN
EATON

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A well presented and well proportioned family home with a low maintenance rear garden,
parking and a garage
NO UPWARD CHAIN

LOCATION

2 Leveson Crescent sits on the fringes of a sought after South Staffordshire village. Codsall provides a comprehensive array of local facilities which are more than ample for everyday needs and there is easy access to Wolverhampton. 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 St. Dominic's Grammar School and Brewood Middle School are nearby.

DESCRIPTION

2 Leveson Crescent is a substantial detached family home providing extensive living accommodation over two floors with the focal point of the property being the stylish dining kitchen.

The property stands in a superb corner plot and there is parking and a garage to the side.

ACCOMMODATION

A panelled front door opens into the HALL with part panelled walls, a useful under stairs cloaks and storage cupboard and a well appointed GUEST CLOAKROOM with white suite of pedestal basin and WC, half tiled walls, integrated ceiling lighting and double glazed window. The LOUNGE has a light through aspect with two double glazed windows to the front and double glazed French doors and windows to the garden and a stone fireplace with electric fire. There is a SITTING ROOM with a light corner aspect with double glazed windows to both the front and side and a superb DINING KITCHEN with ample space for dining and a well appointed kitchen area with a comprehensive range of wall and base mounted Shaker style cream faced units with inset plinth lighting, a range of integrated appliances including a five ring stainless steel Electrolux hob with stainless steel chimney extraction unit above, an Electrolux double oven, an Electrolux dishwasher and an Electrolux washer dryer and Electrolux fridge freezer, three double glazed windows, double glazed French doors to the garden and integrated ceiling lighting and part wall tiling to the kitchen area.

A staircase from the hall rises to the landing with a double glazed window and a hot water cylinder cupboard. The PRINCIPAL SUITE has a large double bedroom with a light through aspect with double glazed windows to two elevations and an EN-SUITE SHOWER ROOM with a fully tiled shower with waterfall head and separate hose, WC and pedestal basin, part tiled walls, integrated ceiling lighting and a double glazed window. There are THREE FURTHER GOOD SIZE BEDROOMS with bedroom four having a built in wardrobe and a well appointed HOUSE BATHROOM with a panelled bath with over bath shower, WC and pedestal basin, part tiled walls and integrated ceiling lighting and a double glazed window.

OUTSIDE

The property benefits from a DRIVEWAY to the side providing off street parking together with a DETACHED DOUBLE GARAGE. There are lawns to the front and a charming GARDEN to the rear with a paved patio, gravel terrace, shaped lawns and a paved path leading to gated side access opening onto the drive.

ESTATE CHARGE

There is an estate charge which is £227.64 for the year of 2026

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – 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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Lettings Office

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01746 766499

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Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£500,000

EPC: B

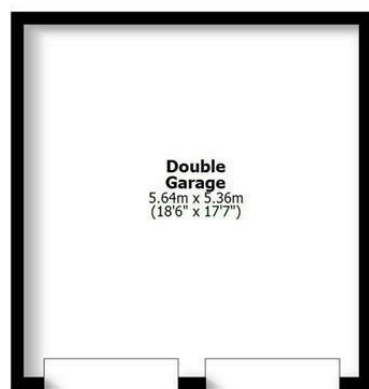
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



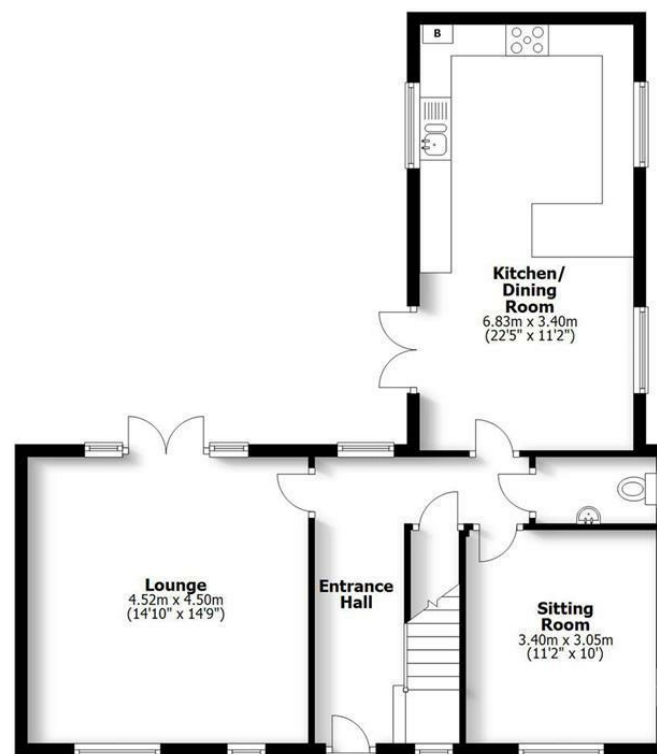
2 LEVESON CRESCENT CODSALL

HOUSE: 138.8sq.m. 1494sq.ft.
GARAGE: 30.2sq.m. 325sq.ft.
TOTAL: 169sq.m. 1819sq.ft.

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



**Double
Garage**
5.64m x 5.36m
(18'6" x 17'7")



Ground Floor



First Floor

