

2 Palmers Way, Codsall, Wolverhampton, WV8 2JY

BERRIMAN EATON



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A well-presented three bedroom semi-detached property with off street parking and a delightful rear garden standing in a convenient location close to local amenities

LOCATION

Palmers Way is a small cul-de-sac standing off Lane Green Road in a sought after residential area. The comprehensive amenities afforded by both Bilbrook , Birches Bridge and Codsall are within easy reach as are the further, more extensive amenities afforded by Wolverhampton City Centre.

The area is well served by schooling in both sectors and communications are excellent with rail services running from Bilbrook Station.

DESCRIPTION

2 Palmers Way is a well presented property with a good size reception room and kitchen to the ground floor and three bedrooms and a shower room to the first floor. The property has off street parking to the front, along with a tandem garage providing excellent storage space and a beautifully landscaped rear garden which enjoys a good degree of privacy

ACCOMMODATION

A double glazed front door opens into the HALL having two storage cupboards, an under stairs cupboard and a door to the KITCHEN. The kitchen comprises wall and base mounted units with fitted work surfaces, a stainless steel sink and drainer, an integrated oven, gas hob and dishwasher. There is space for a fridge freezer and washing machine, a double glazed front window and a door into the LOUNGE/DINER. The lounge is a good size with a double glazed windows to the rear elevation and a feature fireplace with an electric fire.

Stairs rise to the first floor LANDING with a built in airing cupboard housing a wall mounted gas central heating boiler. BEDROOM ONE is a double room with fitted wardrobes and a double glazed rear window. BEDROOM TWO is also a double room in size with a built in wardrobe and a double glazed rear window and BEDROOM THREE is a good size single room with double glazed windows to two elevations. The SHOWER ROOM is well appointed with a walk in shower cubicle, a wash basin and WC, a heated towel radiator and a double glazed window to the front elevation.

OUTSIDE

The property sits behind a low brick wall to boundary, a shaped lawn and a DRIVEWAY providing off street parking. There is a tandem GARAGE with ample storage space, an electric roller shutter door, an internal door to the kitchen, a double glazed window and door to the rear. Gated side access opens into the REAR GARDEN which is beautifully landscaped having a paved patio, shaped lawn, a range of shrubbery and stocked beds.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows tbc
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 UK Government estimates a High yearly chance of service water flooding for the area, however we are advised by the vendor that they not experienced any flooding in there 40 years of occupation.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£270,000

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.

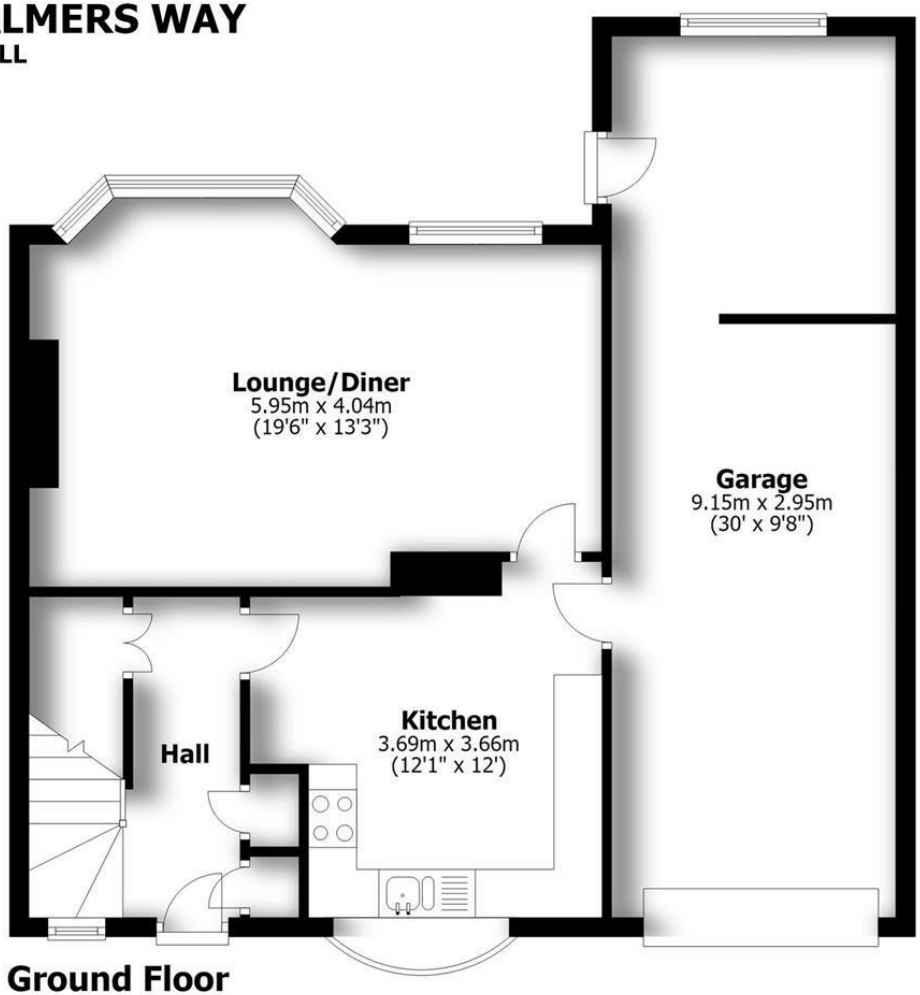




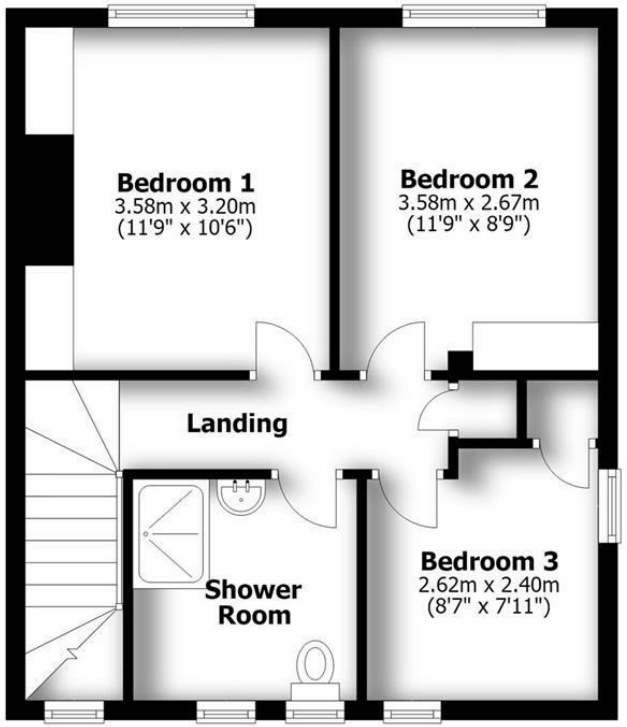

2 PALMERS WAY
CODSALL

HOUSE:	84.7sq.m.	912sq.ft.
GARAGE:	27sq.m.	291sq.ft.
TOTAL:	**111.7sq.m.**	**1203sq.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







