

51 Birches Park Road, Codsall, Wolverhampton, WV8 2DT

BERRIMAN EATON

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The property comes with the advantage of NO UPWARD CHAIN. A traditional link semi-detached property in a sought after location in Codsall close to the local shops and train station at Birches Bridge and within easy reach of the village centre.

LOCATION

The property is located close to an array of local amenities which are available within a short distance in the village of Codsall and the Birches Bridge shopping parade.

The area is well served by schooling of high repute in both sectors and communications are excellent with local rail services running from both Codsall and Bilbrook Stations affording convenient access to the more extensive facilities provided by the City Centre itself and the whole of the West Midlands.

DESCRIPTION

51 Birches Park Road has been much improved by the current owners and offers well-presented accommodation throughout. To the ground floor there are two reception rooms, breakfast kitchen and three bedrooms and a modern bathroom to the first floor.

The property benefits from a driveway, a private rear garden which is a good size, double glazed windows and gas central heating.

ACCOMMODATION

A double glazed front door opens into the HALL with an understairs storage cupboard. From the hall a door opens into the LOUNGE with a double glazed bay window to the front elevation and an open archway to the DINING ROOM with double glazed sliding doors to the rear elevation. The KITCHEN is a generous size and comprises a comprehensive range of wall and base shaker style units with fitted working surfaces and tiled splash back, a ceramic sink and drainer, integrated appliances including an oven, hob, dishwasher and fridge freezer. There is a breakfast bar and a double glazed window and door to the rear.

Stairs rise to the first floor LANDING with a double glazed side window. BEDROOM ONE is a double room with a range of fitted bedroom furniture and a double glazed bay window to the front. BEDROOM TWO is also a double room with a double glazed rear window and BEDROOM THREE has a fitted storage cupboard and a double glazed window to the front elevation. The BATHROOM comprises a modern suite with a panelled bath with a rainfall shower and a separate hose, a vanity unit with a wash basin, WC, tiled walls, inset ceiling lights, a heated towel radiator and a double glazed rear window.

OUTSIDE

The property sits behind a DRIVEWAY providing off-street parking. There is a GARAGE with ample storage space, plumbing for a washing machine and dishwasher and an internal door leading to the kitchen. There is a generous REAR GARDEN which is well maintained and enjoys a good degree of privacy, featuring a paved patio, shaped lawn with hedged borders, stocked flower beds and a useful garden shed.

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 and Superfast 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 high risk

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bridgnorth@berrimaneaton.co.uk

Lettings Office
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Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£345,000

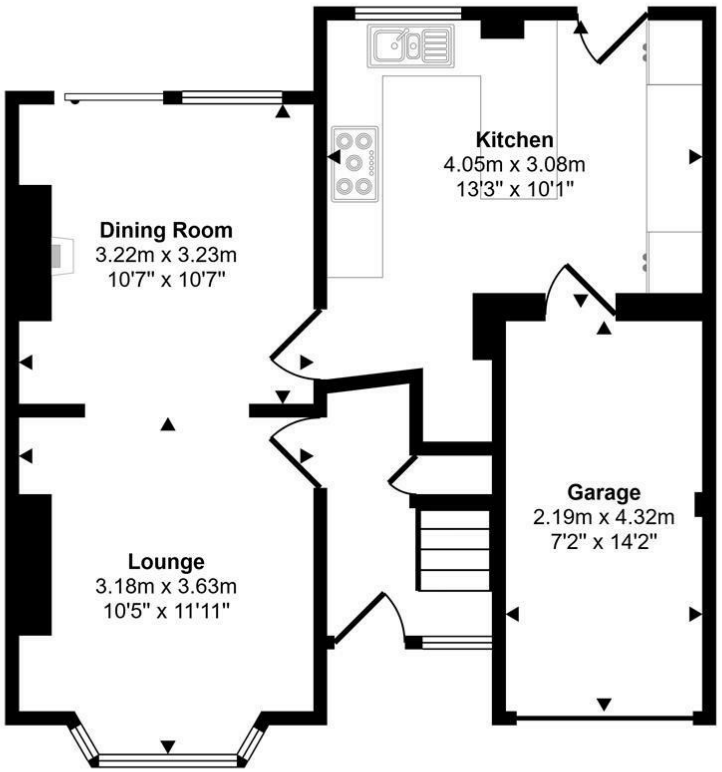
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and 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.

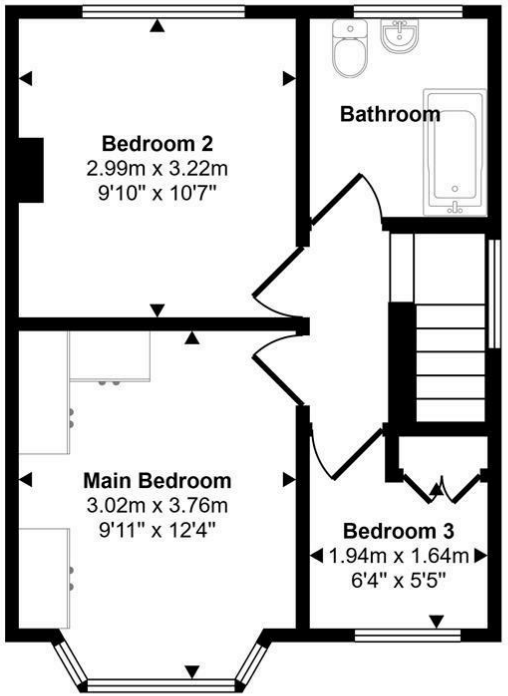





Approx Gross Internal Area
87 sq m / 932 sq ft



Ground Floor
Approx 52 sq m / 558 sq ft



First Floor
Approx 35 sq m / 374 sq ft







