



Ryebirch, 67 Chapel Lane, Codsall, Wolverhampton, WV8 2EJ

BERRIMAN
EATON

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A particularly attractive, gable fronted detached family home providing beautifully presented, extended and well proportioned four bedroomed accommodation over two floors

LOCATION

The property stands in a lovely plot on Chapel Lane enjoying views of tree lined Lansdowne Avenue within easy reach of the wide ranging local shopping facilities for which Codsall is renowned. The area also benefits from excellent schooling and communications are excellent with rail services running from Codsall Station which is within easy walking distance and the M54 being easily accessible at J2 facilitating fast access to Birmingham and beyond.

DESCRIPTION

Ryebirch is a fine, family residence with an elegant façade with a prominent, central gable with exposed brick coinings. The house stands in a large plot and is set well back from the road behind a driveway which provides ample off street parking and a matured front garden together with a delightful garden to the rear.

The house has been particularly well maintained over the years and benefits from kitchen and bathroom suites of quality throughout, the property was extended in 2005 which created a fine flow of living areas to both the ground and first floor with tasteful and neutral décor, double glazing and gas fired central heating.

ACCOMMODATION

A composite front door opens into the HALL which provides an inviting entrance to the property and which has oak flooring, a staircase rising to the first floor, double glazed window and a CLOAKROOM with a cloaks area and an arch into the CLOAKROOM with a fitted white suite of WC and pedestal basin with the entire room having oak flooring. The LOUNGE is a well proportioned living room with a light, corner aspect with a double glazed side window and double glazed windows and French door to the front, oak flooring, an exposed brick Inglenook style fireplace with tiled hearth and wooden over mantle together with a cast iron solid fuel stove, wiring for wall lights and ceiling cornice. The DINING ROOM is, again, a well proportioned room with a walk in double glazed bay window to the front and a further double glazed side window, a brick fireplace with open hearth, picture rail and ceiling cornice. There is a fine LIVING KITCHEN which incorporates a kitchen area with a full range of wall and base mounted cabinetry, space for a range style cooker with filtration unit above, space and plumbing for a dishwasher, an integrated fridge, a side window, part tiled walls and being open through into the seating and dining area with double glazed French doors and windows to the rear garden and the entire room has tiled flooring throughout. There is an adjoining LAUNDRY with wall and base mounted cupboards, space for a tumble dryer and plumbing for a washing machine, an undermounted ceramic sink, a double glazed rear window, tiled floor and an internal door to the garage.

A staircase with turned balustrading rises from the hall to the part galleried first floor landing. The PRINCIPAL SUITE has a large double bedroom with a light through aspect with double glazed windows to both the front and rear, a wide bank of fitted wardrobes and an EN-SUITE SHOWER ROOM with a fully tiled corner shower, pedestal basin, bidet and WC, part panelled walls to dado and a double glazed rear window. BEDROOM TWO is a large double room in size with a double glazed window overlooking the rear garden and a wide bank of fitted wardrobes. BEDROOMS THREE AND FOUR are both good double rooms in size with each having a light corner aspect with double glazed windows to both the front and side and decorative cast iron fireplaces. The BATHROOM is of an excellent size with a full suite with a free standing roll top bath with ball and claw feet, a separate fully tiled shower, period style WC with high level flush, bidet and pedestal wash basin, part panelled walls to dado, a double glazed rear window and a radiator with heated towel rail attachment.

OUTSIDE

The property stands behind a wide frontage with a low built brick boundary wall with raised brick piers and inset wrought iron railings, a DRIVEWAY laid in brick pavements providing ample off street parking, a shaped front lawn and well stocked beds and borders. There is a GARAGE with double doors, concrete floor, electric light and power, a workshop area to one side, base mounted fitted units, a double glazed rear window and courtesy door and an internal door to the laundry.

The REAR GARDEN is a particular feature of the house with gated side access over a pathway laid in brick pavements leading to the extensive, full width paved entertaining terrace and patio with a shaped rear lawn beyond with well stocked beds and borders, a matured green backdrop, a further paved terrace to the rear and a timber garden shed.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND E – 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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Offers Around
£695,000

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.



Approx Gross Internal Area
185 sq m / 1990 sq ft



