

1 Lane Green Road, Codsall, Wolverhampton, WV8 2JZ

BERRIMAN EATON

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A well situated residence which provides fully refurbished living accommodation over two storeys which has been finished to the most exacting of standards.

LOCATION
Situated on highly regarded Lane Green Road, between the sought-after villages of Codsall and Tettenhall, with excellent schools, independent shops, cafés, restaurants and transport links nearby.

DESCRIPTION
A comprehensively renovated detached residence, thoughtfully reimagined to create a beautifully balanced blend of contemporary luxury and timeless character. Finished to an outstanding specification throughout, the home offers approximately 1,419 sq ft of beautifully presented accommodation designed for modern family living and ready for immediate occupation.

KEY FEATURES
- Comprehensive back-to-brick renovation
- Approx. 1,419 sq ft of accommodation
- Open-plan shaker-style kitchen / dining room with island
- Three generous bedrooms
- Luxury family bathroom
- Ground floor Cloakroom
- Landscaped private rear garden
- Extensive block-paved driveway
- Substantial tandem garage
- New windows, rewiring, plumbing, heating and roof coverings
- Move-in ready throughout

ACCOMMODATION
The magnificent OPEN PLAN KITCHEN and dining room features a shaker-style kitchen with central island, integrated appliances and generous worktop space. French doors open directly onto the garden, creating an easy connection between the interior and outside space. Warm oak-effect herringbone flooring, soft sage cabinetry and carefully selected brass details give the room a refined, cohesive finish.

A welcoming reception hall leads to a light-filled LOUNGE centred around a contemporary electric stove and handcrafted oak beam. Natural oak tones and warm neutral finishes continue throughout the ground floor.

The luxurious family BATHROOM features a freestanding bath, separate shower, vanity unit and high-quality fittings, complemented by a stylish GUEST CLOAKROOM on the ground floor.

The principal and second BEDROOMS overlook the front of the property, while the third bedroom overlooks the rear garden. The spacious landing benefits from natural light and provides an ideal study area.

OUTSIDE
An extensive block-paved DRIVEWAY provides parking for several vehicles and leads to a substantial tandem GARAGE. To the rear, the private GARDEN enjoys an excellent degree of privacy with a paved terrace, lawn, mature planting and a secluded seating area.

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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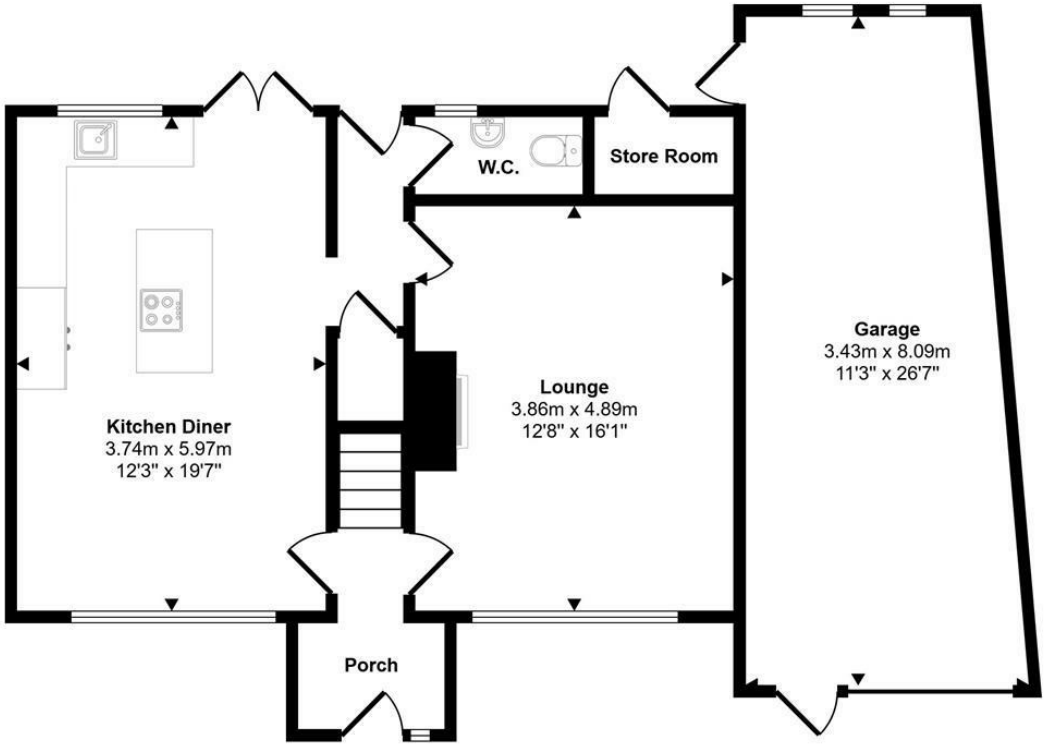
www.berrimaneaton.co.uk

Offers Around
£449,950

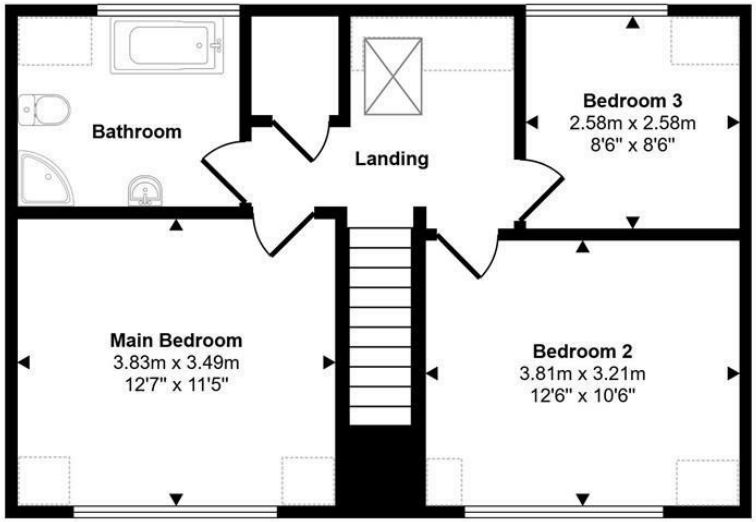
EPC: C

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.

Approx Gross Internal Area
132 sq m / 1419 sq ft



Ground Floor
Approx 80 sq m / 861 sq ft



First Floor
Approx 52 sq m / 557 sq ft

Denotes head height below 1.5m

















