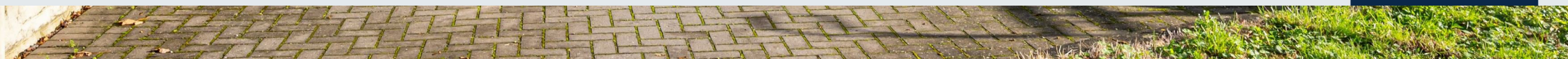


108 Birches Road, Codsall, Wolverhampton, WV8 2JP

BERRIMAN EATON



108 Birches Road, Codsall, Wolverhampton, WV8 2JP

A three bedroom semi-detached property standing in a sought after location, with ample off road parking and a delightful rear garden.

LOCATION

The property stands in an established and popular residential area within easy reach of excellent local facilities with Codsall Village centre being nearby. There is convenient travelling to the city centre, local rail services run from both Codsall and Bilbrook Stations, J2 of the M54 facilitates fast access to Birmingham and beyond and the highly publicised i54 Business Park is easily accessible.

Furthermore, the house is well served by local schooling in both sectors and across all age ranges.

DESCRIPTION

108 Birches Road is a three bedroom semi-detached home providing spacious living accommodation over both ground and first floors.

To the ground floor the property comprises a lounge, dining room, office/study/sitting room and kitchen and to the first floor there are three bedrooms and a bathroom, externally the property stands with ample off road parking to the front and an enclosed rear garden.

ACCOMMODATION

A front door with glazed panels either side opens into the HALL with a GUEST CLOAKROOM with a wash basin and a WC. A further door from the hall leads into the LOUNGE/DINING ROOM which is a generous size with a double glazed bay window to the front elevation and double glazed French doors providing access to the rear. From here a door also opens into the KITCHEN with a breakfast area, wall and base mounted units with fitted worktops, an integrated oven and space for a fridge, a double glazed rear window, stainless sink and drainer and a door to the UTILITY where there is space for a washing machine and tumble dryer, a wall mounted gas boiler and a door to the rear elevation. Also to the ground floor is a SITTING ROOM with a double gazed window to the front.

The first floor LANDING has a double glazed side window. BEDROOM ONE is a double room in size with a double glazed bay window to the front and fitted bedroom furniture including wardrobes and a chest of drawers. BEDROOM TWO is also a good size double room with fitted wardrobes and a window to the rear. BEDROOM THREE has a double glazed window to the front elevation. THE BATHROOM is well appointed and comprises a bath with a shower over, a wash basin with a vanity cupboard below, WC, towel radiator and inset ceiling lights.

OUTSIDE

The property stands well back from the road with a low brick wall to boundary, shaped lawn and a block paved DRIVEWAY providing ample off street parking. There is a delightful REAR GARDEN with a paved patio, shaped lawn, stocked beds and shrubbed borders.

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, Superfast and Ultrafast broadband 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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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
£315,000

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.

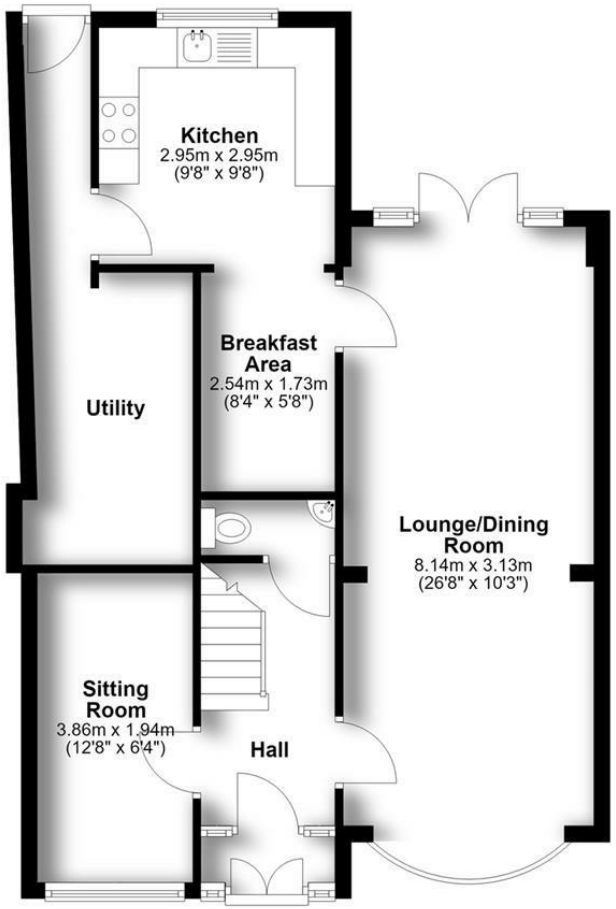




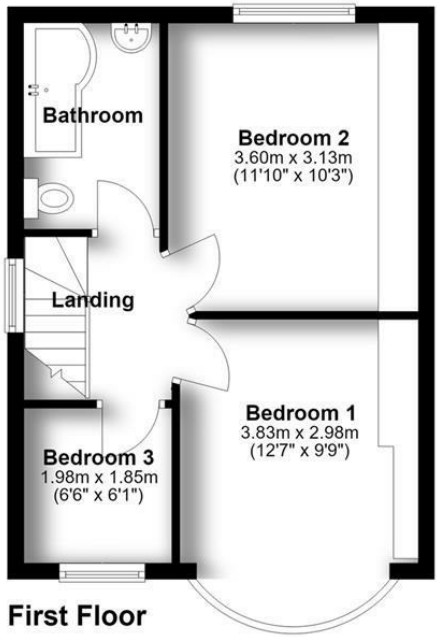

108 BIRCHES ROAD
CODSALL

TOTAL: 98.4sq.m. 1059sq.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







