

Wrekin View, Codsall Wood Road, Codsall Wood, Wolverhampton, WV8 1QR

BERRIMAN
EATON

Wrekin View, Codsall Wood Road, Codsall Wood, Wolverhampton, WV8 1QR

A stylish and contemporary modern semi detached property forming part of a small and exclusive development in a small, leafy and rural South Staffordshire hamlet with the benefit of a lift

LOCATION

Codsall Wood lies approximately 1.5 miles to the north west of Codsall village centre. The hamlet boasts a thriving and friendly community spirit with a comprehensive range of local amenities.

Codsall Wood is surrounded by glorious, open countryside and enjoys a distinctly rural feel with lovely views and countryside walks and yet is within easy travelling distance of several commercial centres.

Wolverhampton city centre is only about 7.5 miles away and the M54 motorway is easily accessible at either junction 2 (approx 5 miles away) or junction 3 (approx 4 miles away) which facilitates fast access to Shrewsbury, Birmingham and the entire West Midlands. Local rail services run from both Codsall and Bilbrook stations with direct connections to Birmingham and further mainline connections at Wolverhampton.

DESCRIPTION

Wrekin View is a well proportioned, semi detached property with quality kitchen and bath / shower room suites. The vendors have added a lift which is discreetly nestled behind the door in the kitchen and rises to the third bedroom / office (this can be removed should buyers so wish and the company will make good any damage).

There are beautiful views over open countryside to the front and a drive and garage to the rear.

ACCOMMODATION

A composite front door opens into the HALL with LVT flooring, a useful understairs store cupboard and a CLOAKROOM with WC, wall mounted wash basin, LVT flooring and a double glazed window. The LOUNGE has a walk in double glazed bay window to the front and a contemporary electric fire. The BREAKFAST KITCHEN has a range of contemporary wall and base units with under cupboard lighting, roll top surfaces with tiled splash back, a coordinating centre island with a granite breakfast bar end. There are integrated appliances including a four ring gas hob with filtration unit above and electric oven beneath, fridge freezer, dishwasher, washing machine and a concealed wall mounted Baxi boiler. There is tiled flooring throughout along with double glazed double doors and side windows onto the rear garden. There is a two person lift which can be removed should buyers so wish.

Stairs from the hall rise to the first floor landing with access to the loft and a useful storage cupboard. The PRINCIPAL BEDROOM SUITE has a double glazed walk in bay to the front with views over surrounding countryside and an EN-SUITE SHOWER ROOM with a tiled shower cubicle, pedestal wash basin, WC, tiled floor and part tiled walls. BEDROOM TWO is also a double room in size with a double glazed window to the rear garden and BEDROOM THREE / STUDY is set up as an office with fitted furniture including cupboards, drawers, a double glazed window and this is the room into which the lift rises. The BATHROOM has a panelled bath with a shower over, pedestal wash basin, WC, part tiled walls and a double glazed window.

OUTSIDE

The property sits behind a concealing hedge with a front lawn with a paved path to the front door. There is gated side access to the REAR GARDEN with a wide area to the side which is ideal for bin storage. There are planted and flowering beds and borders with a central lawn with a stepping stone path to a further area of seating to the rear.

There is gated access to the DRIVE laid in brick setts which leads to the GARAGE with concrete floor, electric light and power and a courtesy door to the rear garden.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – 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 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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Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

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

www.berrimaneaton.co.uk

Offers Around
£374,950

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.



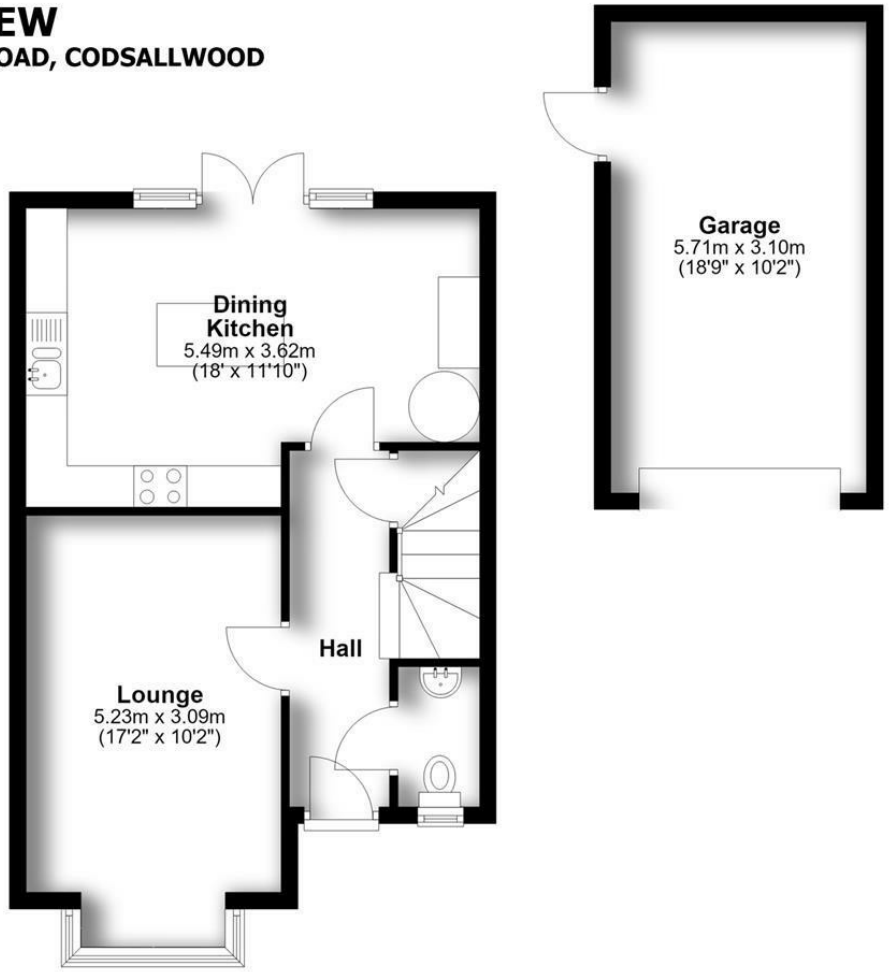



WREKIN VIEW

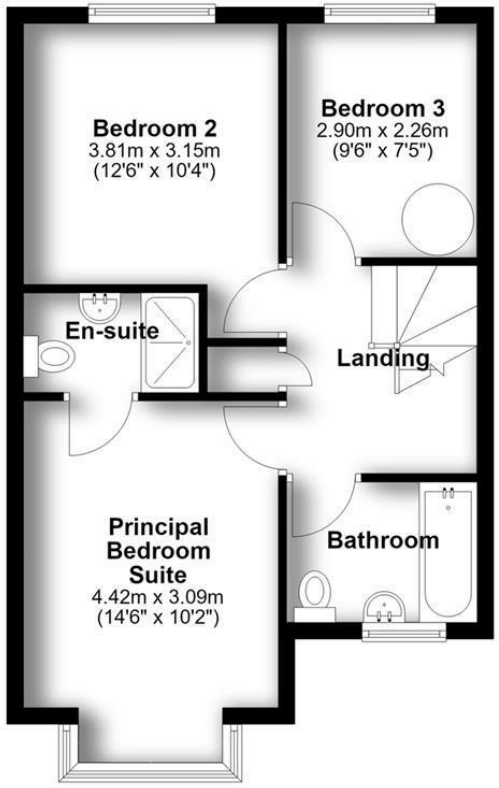
CODSALL WOOD ROAD, CODSALLWOOD

HOUSE:	88.5sq.m.	953sq.ft.
GARAGE:	17.7sq.m.	190sq.ft.
TOTAL:	**106.2sq.m.**	**1143sq.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







