

47 Fairfield Drive, Codsall, Wolverhampton, WV8 2AE

BERRIMAN EATON



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An exceptionally attractive detached residence comprising impressively proportioned accommodation through out in a private setting at the end of cul-de-sac on the edge of the village with fine views over adjoining open fields.

LOCATION

Fairfield Drive stands in a lovely position within walking distance of the village centre with its comprehensive range of local amenities. There is a full range of shopping facilities available together with banking facilities, a chemist, doctors surgery and public houses with restaurants. Furthermore Codsall is extremely well served by schooling in both sectors.

DESCRIPTION

Boscobel is a substantial, modern family residence providing particularly well proportioned living accommodation over two storeys which is ideal for modern family needs. The property has an attractive elevation being constructed of rustic brick with a part cream painted and timbered prominent gable and matching panelling to the upper storey. There is an ornamental lych gate to one side with wrought iron gates leading to the rear garden and providing covered access to the two-car garage. One of the principal attractions of the residence is its superb situation within Codsall. Whilst the house is within walking distance of the village centre it also adjoins open fields and farmland to the rear and therefore benefits from superb views across miles of rolling, open South Staffordshire countryside.

ACCOMMODATION

A tile hung porch with wooden supports standing on brick piers with a panelled front door opens into the HALL with a double glazed and leaded window to the front, coved ceiling and wiring for wall lights. There is a guest cloakroom with WC and wash basin and double glazed window to the front. The LOUNGE is a well proportioned room with a white painted Adam style fireplace with living flame coal effect gas fire, a double glazed and leaded front window, coved ceiling, wiring for wall lights and dado rail, together with panelled double doors opening into the DINING ROOM with coved ceiling and wiring for wall lights, dado rail and double glazed bifold doors opening onto the rear garden with stunning views beyond. A doorway from the hall together with panelled double doors from the DINING ROOM open into the SITTING ROOM with coved ceiling, wiring for wall lights and double glazed bifold doors to the rear garden which take maximum benefit from the views. There is a large BREAKFAST KITCHEN with a comprehensive range of units and breakfast bar, a range of appliances, double glazed windows to two elevations with lovely views together with a useful linen and storage cupboard. The LAUNDRY has wall and base mounted units and an external door to the side leading to a covered passage to the garage.

A staircase with turned and polished balustrading rises from the hall to the galleried LANDING. The PRINCIPAL SUITE benefits from a double bedroom with two built-in double wardrobes and double glazed and leaded French doors and windows opening onto a Juliet balcony taking maximum advantage of the views and a large ENSUITE SHOWER ROOM with a well appointed white suite. The SECOND BEDROOM has three built-in double wardrobes with a double glazed and leaded window to the rear, the THIRD BEDROOM has two built-in double wardrobes and a double glazed front window, the FOURTH BEDROOM has double glazed windows to two elevations and a built-in double wardrobe and the HOUSE BATHROOM has a well-appointed contemporary suite of panelled bath, walk in shower cubicle with rainfall shower and separate shower attachment, WC and hand basin, tiled walls and flooring, integrated ceilings lights and a double glazed window to the side.

OUTSIDE

Boscobel is approached over the private driveway which laid in brick paviours leading to the shaped, front lawns and gardens with well stocked and matured beds and borders and the private DRIVEWAY provides off street parking which is also laid in brick paviours. There is a double GARAGE with twin electric doors, electric light and power, wash basin, cold water supply and a cloakroom to the rear. There is secured access from the driveway to the rear with a paved courtyard to the rear of the garage and a paved path leading around the side of the house to the charming rear garden with a full width paved patio and picket fence with gate leading to the shaped rear lawn with planted beds and borders and a magnificent aspect over open fields and farmland adjoining.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND G – 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 / is available
Mobile – Ofcom checker shows 2 of the 4 main suppliers have voice and data available inside, 2 of the 4 main suppliers have enhanced data outside
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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Lettings Office
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Wombourne Office
01902 326366
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www.berrimaneaton.co.uk

Offers Around
£625,000

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.





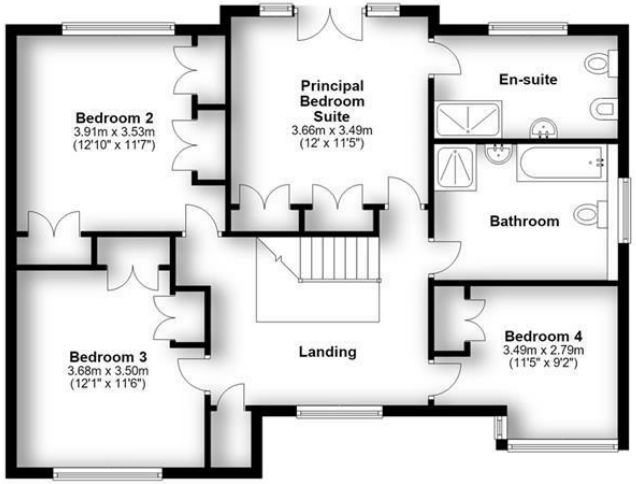




47 FAIRFIELD DRIVE
CODSALL



Ground Floor



First Floor

HOUSE:	168.9sq.m.	1818sq.ft.
GARAGE:	28.3sq.m.	305sq.ft.
TOTAL:	**197.2sq.m.**	**2123sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE







