



Moatbrook Lane, Codsall

Offers Over £270,000

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Moatbrook Lane, Codsall

Lee Cooke Personal Estate Agents are delighted to present this beautifully presented and highly deceptive townhouse, positioned in a desirable semi-rural location along the ever-popular Moatbrook Lane, on the borders of Codsall and Codsall Wood.

THIS HOME COULD OFFER FLEXIBLE LIVING ACCOMADATION WITH THE POTENTIAL FOR GROUND FLOOR GUEST BEDROOM 4 (STP) HOME OFFICE OR PLAYROOM.

The property enjoys a large frontage with ample off-road parking, along with a pleasant rear garden featuring an entertainment patio area, ideal for outdoor dining and family gatherings.

Inside, the accommodation briefly comprises an entrance hall, a generous lounge, **a ground floor playroom/occasional guest bedroom four**, a fitted kitchen with adjoining dining area, and a separate conservatory. To the first floor there are three well-proportioned bedrooms and a fitted family bathroom. The property offers versatile living, making it suitable for first-time buyers, growing families, or retirees looking to downsize. Viewing is highly recommended to fully appreciate the space and charm on offer.

Location & Area

Moatbrook Lane is a delightful countryside setting, surrounded by stunning rural walks yet within easy reach of local amenities. The lane itself offers a mix of traditional and modern homes, creating a sought-after community feel. Families will appreciate the catchment area for highly regarded schools including St. Nicholas Primary, Codsall Middle, and Codsall High School, all within close proximity. Codsall and Bilbrook villages provide a wide range of local shops, supermarkets, and amenities, while nearby train stations at Codsall and Bilbrook offer excellent commuter links to Birmingham, London, and beyond. A variety of traditional pubs and eateries are also conveniently close by.





Entrance Hall/Porch

Approached via a double-glazed front door with side window, the entrance hall offers tiled flooring and provides access into the main lounge.

Lounge – 19'2" x 9'7" (max), 11'2" (min)

A generous main reception room featuring a fire surround, central heating radiator, and access doors to both the entrance porch and inner hallway.

Inner Hall

Providing stairs to the first floor landing, an under-stairs storage area, wall shelving, and doors leading to various rooms, with an opening into the kitchen.





Kitchen – 11'5" x 7'9" (max), 7'0" (min)

Fitted with a selection of wall and base units with roll-top work surfaces, a feature ceramic sink, electric hob with oven and extractor, and integrated appliances including fridge/freezer and dishwasher. Additional features include part brick-effect tiled walls, tiled flooring, ceiling spotlights, and a further wall storage area. Openings lead to both the dining area and inner hallway.

Dining Area – 11'2" x 7'7"

Adjoining the kitchen, the dining area includes base storage units, a central heating radiator, and tiled flooring, with access through to the conservatory.

Conservatory – 17'0" x 7'5"

A bright and versatile space with double-glazed French doors and windows overlooking the rear garden. The conservatory also houses a concealed wall-mounted boiler and includes a central heating radiator.

**Playroom/Home Office/Occasional Guest Bedroom Four**

A flexible ground floor room offering multiple potential uses, including a playroom, home office, or occasional guest bedroom.

First Floor Landing

Providing access to the three bedrooms and family bathroom, with stairs leading down to the ground floor.

Bedroom One – 10'0" x 9'5"

With double-glazed window to the front, door to landing, and central heating radiator.

**Bedroom Two – 11'2" x 8'0"**

A double bedroom with rear aspect window, built-in feature wardrobes, door to landing, and central heating radiator.

Bedroom Three – 7'8" x 6'5"

With front-facing double-glazed window, door to landing, and central heating radiator.

Family Bathroom

Comprising a panel bath with fitted shower and screen, wash basin set in a vanity unit, low flush WC, heated towel rail, spotlights to the ceiling, tiled flooring, tiled walls, and a double-glazed rear window.





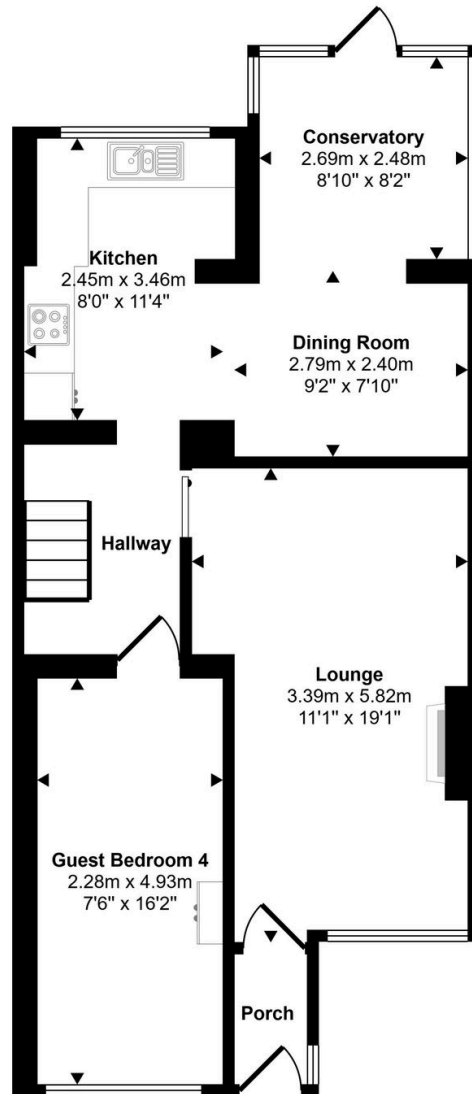
Front Garden

The property benefits from a generous frontage providing ample off-road parking, with a lawned area, planting, shrubs, and a gated shared right of way leading to the rear garden.

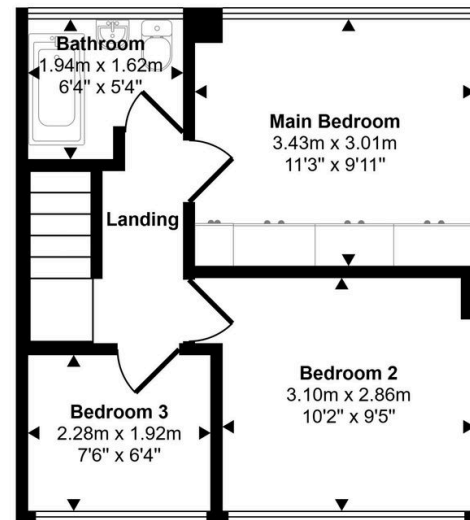
Rear Garden

Offering a paved patio area, dual patio seating areas, storage shed, planted borders, and gated side access via a shared right of way.

Approx Gross Internal Area
96 sq m / 1038 sq ft



Ground Floor
Approx 63 sq m / 682 sq ft



First Floor
Approx 33 sq m / 356 sq ft