



Crompton Court, Codsall, Wolverhampton

Offers In Region Of £189,995

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Crompton Court, Codsall, Wolverhampton

Lee Cooke Personal Estate Agents are delighted to present this wonderful and chain-free two-bedroom retirement bungalow, available exclusively for the over fifty-fives and situated in the ever-popular and desirable area of Codsall.

Externally, the property is set within beautifully maintained communal grounds that create a welcoming community feel, with ample visitor parking available, along with being the largest and most private plot layout on the development.

Internally, the accommodation comprises an entrance hall, a fitted family bathroom, a pleasant lounge with French doors leading to the rear entertainment patio area, two bedrooms, a fitted kitchen with appliances included in the sale, and a wall-mounted security intercom system.

This wonderful development also benefits from a range of features and services tailored to residents' needs. As a retirement property for over 55s, there are numerous activities available, including games afternoons, suppers, tea mornings and entertainment events in the residents' lounge. Additional benefits include a free TV licence, free use of the washer and dryer, free window cleaning, and full external maintenance covering the roof, gutters, windows and gardens. For added security and peace of mind, there is a 24-hour monitored pull-cord system with an on-site warden's office.

Location & Area

The bungalow is situated on a highly sought-after over 55s development within the desirable area of Codsall. The location is well served by a fantastic selection of local shops, cafés and amenities, creating a vibrant community feel. Codsall and Bilbrook also offer excellent transport links, with nearby train stations and regular bus routes providing convenient access to surrounding areas. Popular coffee shops, including Costa Coffee are close by, while the M54 and M6 motorways are easily accessible for wider travel.





Entrance Hall

Having a double-glazed wooden door leading to the front communal garden area, feature Karndean flooring, central heated radiator, storage cupboard, and doors leading to various rooms.

Family Lounge (14'3" x 14'3")

A bright and welcoming space with a double-glazed window to the rear and French doors opening onto the rear patio area. Includes feature Karndean flooring, electric fire with fitted surround, central heated radiator, loft access, and doors to both the kitchen and entrance hall.

Kitchen (10'5" x 8'0")

Fitted with a range of wall and base units with roll-top work surfaces, one-and-a-half drainer sink unit, and integrated wall-mounted boiler. Benefitting from a double-glazed window overlooking the rear garden, door leading into the lounge, and **freestanding appliances including cooker, washer, and fridge-freezer.**





Bedroom One (12'0" x 8'7")

A well-proportioned double bedroom with double-glazed window to the rear, feature Karndean flooring, built-in wardrobes with further storage cupboard, central heated radiator, and door to entrance hall.

Bedroom Two (8'7" x 7'8")

A versatile second bedroom with double-glazed window to the front, feature Karndean flooring, central heated radiator, and door to the hall.

Bathroom

Fitted family bathroom comprising low-level WC, wash hand basin, and panelled bath with shower over. Complemented by tiled surrounds and a central heated radiator.

Front Garden

The property is approached via a pathway leading through a delightful communal lawned frontage, complemented by a variety of mature trees, plants, and shrubs, creating an attractive and welcoming setting.

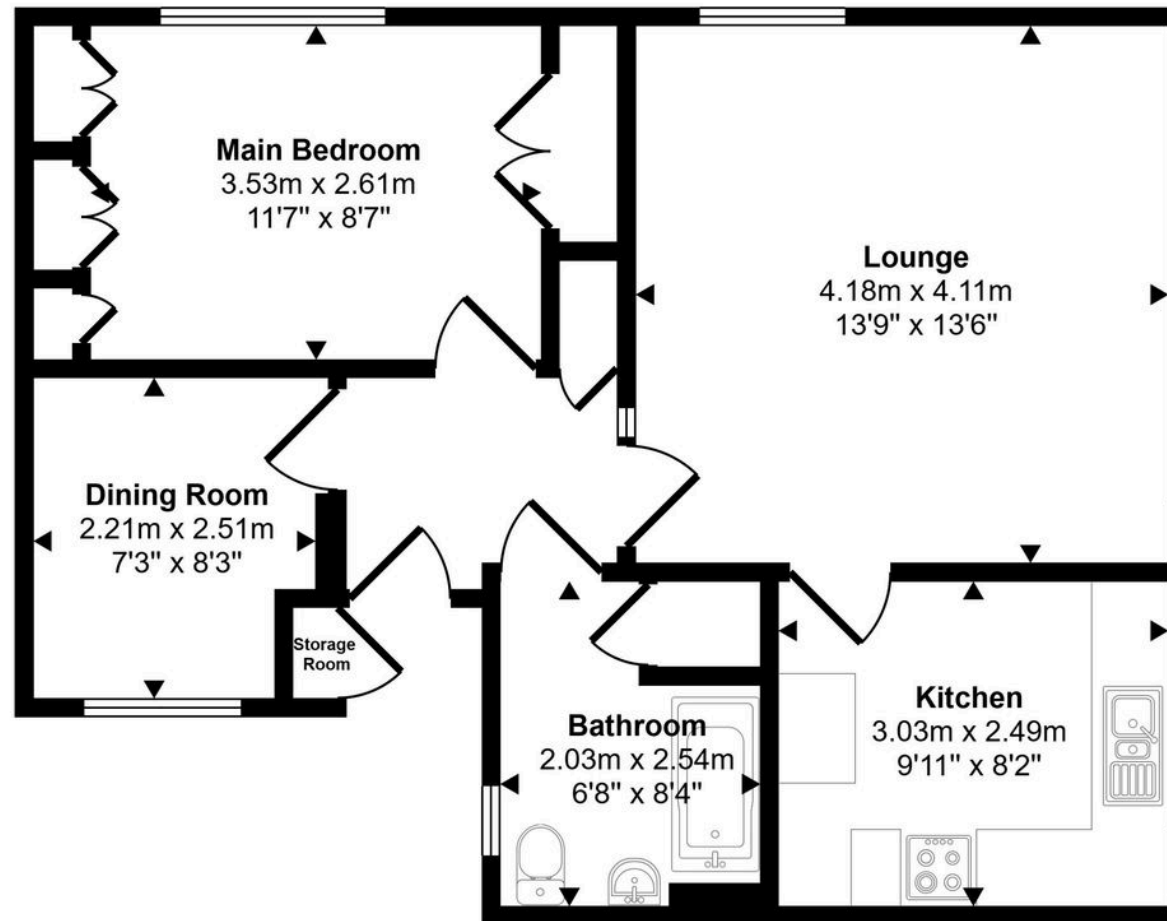
Rear Garden

To the rear, the bungalow benefits from an entertainment paved patio area, perfectly positioned as a wonderful sun trap ideal for relaxation. From here, there is direct access to the beautifully maintained communal corner plot gardens, enjoyed by a vibrant and friendly community.





Approx Gross Internal Area
54 sq m / 579 sq ft



Floorplan