



Connells

South View Close
Codsall Wolverhampton

South View Close Codsall Wolverhampton WV8 2JD

for sale offers over
£500,000



Property Description

Connells Wolverhampton are delighted to bring to the market this outstanding and rare four bedroom detached family property situated on a private residential road. Viewing is highly recommended to appreciate the exceptional layout of the property.

Internally there is an entrance hall, lounge, dining room, sitting room, kitchen, utility, downstairs wc, four well proportioned bedrooms, en-suite and family bathroom. Externally there a large double garage, generous driveway & good size enclosed rear garden with potential to extension subject to relevant permissions.

The Location & Area

Set in the highly sought after Codsall area with fantastic local schools, most notably Birches First school having recently achieved an outstanding Ofsted rating. Also well placed for local rail links with the M54 motorway just a short drive way, along with the new i54 commercial development.

Entrance Porch

Glazed door to front, glazed door to entrance hall.

Entrance Hall

Stairs access, under stair storage, door to downstairs wc, door to various rooms.

Lounge

17' 3" x 13' (5.26m x 3.96m)

Double glazed sliding door to rear, french doors to dining room, door to entrance hall.

Dining Room

13' 1" x 12' (3.99m x 3.66m)

Double glazed window to front, central heating radiator, door to entrance hall.

Kitchen

10' 10" x 15' 7" (3.30m x 4.75m)

Two double glazed windows to rear, integrated oven, hob and extractor, space for dishwasher, one and half drainer sink, central heating radiator, door to utility, door to entrance hall.

Utility

10' 10" x 5' (3.30m x 1.52m)

A range of wall and base units, stainless steel drainer sink, space for washing machine, space for dryer, space for fridge freezer, door to garage.

Further Reception

14' 4" x 9' 1" (4.37m x 2.77m)

Double glazed window to front, central heating radiator, gas fire, door to entrance hall, door to kitchen.



Downstairs Wc

Double glazed window to front, low flush toilet, pedestal sink, central heating radiator, extractor, door to entrance hall.

First Floor Landing

Gallery landing with double glazed window to front, two storage cupboards, doors to various rooms.

Bedroom One

11' 6" x 11' 11" (3.51m x 3.63m)

Double glazed window to rear, central heating radiator, fitted wardrobe, door to en-suite, door to first floor landing.

En-Suite

Double glazed window to side, shower cubicle with waterfall mixer shower, box back toilet, wash hand basin, door to Bedroom One.

Bedroom Two

11' 2" x 11' 11" (3.40m x 3.63m)

Double glazed window to front, central heating radiator, fitted wardrobe, door to first floor landing.

Bedroom Three

9' 5" x 10' 1" (2.87m x 3.07m)

Double glazed window to front, central heating radiator, door to first floor landing.

Bedroom Four

11' 2" x 11' 8" (3.40m x 3.56m)

Double glazed window to rear, central heating radiator, door to first floor landing.

Family Bathroom

Double glazed window to rear, corner bath with mixer shower, low flush toilet, pedestal sink, extractor fan, central heating radiator, door to first floor landing.

Double Garage

18' 2" x 15' 11" (5.54m x 4.85m)

Up and over door, door to side, door to utility.

Outside Front

Large and generous front lawned area, mature trees (one with preservation area), large sweeping driveway to side.

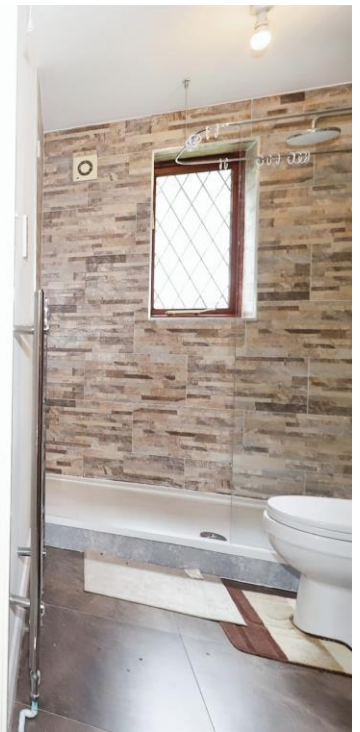
Outside Rear

Panelled fences, large paved patio area, lawned area, stunning tree (with tree preservation order).

Agents Note

This property is located down a private driveway shared between the neighbours. There are tree preservation orders (TPO) to front and rear.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D

view this property online connells.co.uk/Property/WVH327996

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH327996 - 0005