



Connells

Broadway
Codsall Wolverhampton



Property Description

Connells Wolverhampton bring to the market this rarely available detached three bedroom family property situated in a cul-de-sac location in the popular area of Codsall. This property sits on one of the most exclusive roads in Codsall with easy access to the train station. The property has been maintained to an extremely high standard and must be viewed in order to appreciate.

The property comprises of entrance porch, entrance hall, lounge, extended sitting room, large 20ft entertainment style kitchen diner, downstairs shower room, three bedrooms and family bathroom. Externally there is generous off road parking to, garage and well proportioned rear garden making this an ideal property for further extension (subject to necessary planning permissions and consents)

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 Hall

Doors to front, stairs to first floor landing.

Lounge

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

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

Extended Sitting Room

24' 1" x 11' 2" max (7.34m x 3.40m max)

Sliding double glazed door to rear, central heating radiator, door to entrance hall.

Entertainment Kitchen Diner

21' x 18' 8" (6.40m x 5.69m)

A range of stylish wall and base units with large feature breakfast bar area, double glazed window to rear and side, double glazed door to rear, one and half stainless steel drainer sink, integrated oven, hob and extractor, space for fridge freezer, integrated dishwasher, cupboard housing washing machine, tall designer radiator, door to shower room, door to entrance hall.

Downstairs Shower Room

Double glazed window to side, shower cubicle with shower over, low flush toilet, pedestal sink, door to garage, door to kitchen.



First Floor Landing

Doors to various rooms.

Bedroom One

12' 3" x 11' 3" (3.73m x 3.43m)

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

Bedroom Two

11' 3" x 10' 6" (3.43m x 3.20m)

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

Bedroom Three

7' 7" x 8' (2.31m x 2.44m)

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

Family Bathroom

Double glazed window to rear, panelled bath, shower cubicle with waterfall mixer shower, low flush toilet, vanity sink, heated towel rail, extractor fan, door to first floor landing.

Garage

Electric roller door to front, central heating boiler, door to shower room.

Outside Front

Large driveway providing ample off road parking, side gated access leading to rear garden.

Outside Rear

Good size enclosed rear garden, lawned area, a range of mature plants, tree and shrubs.

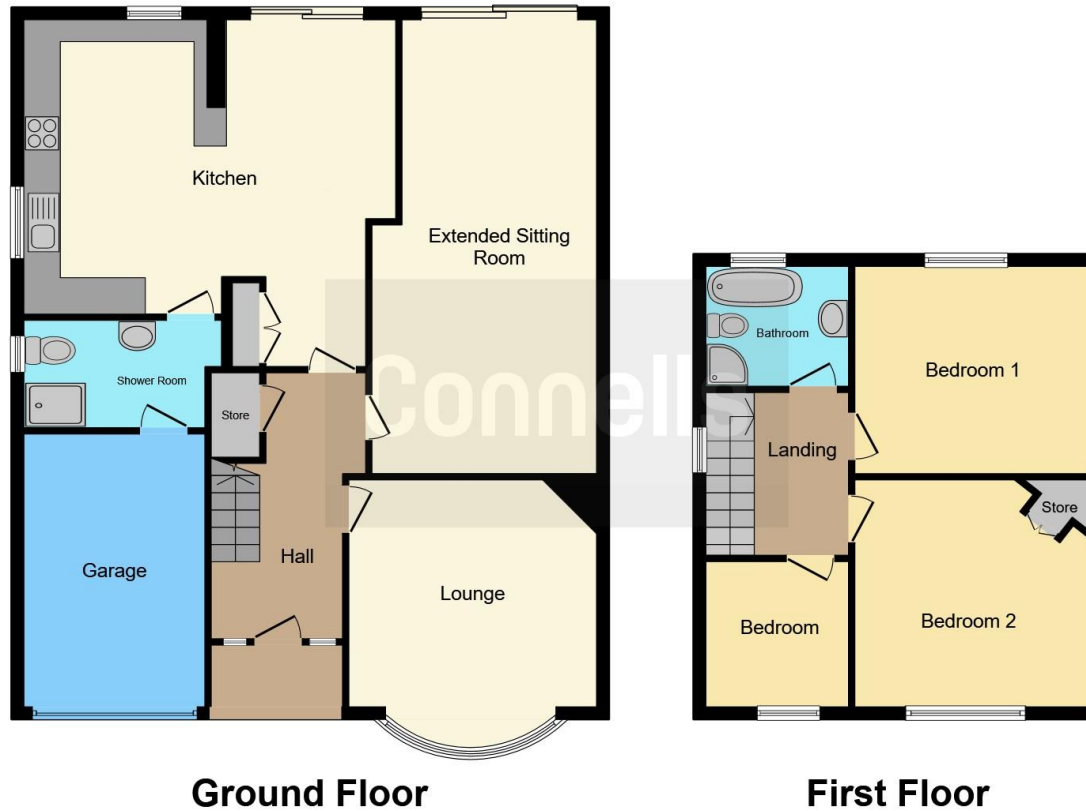
Agents Note

Please note the Vendor advises Connells that the solar panels are owned.









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

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EPC Rating: D

view this property online connells.co.uk/Property/WVH328392

Tenure: Freehold



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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.

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