



Connells

Birches Park Road
Codsall Wolverhampton



Property Description

Connells Wolverhampton have the pleasure to bring to the market this CHAIN FREE and significantly extended three bedroom semi detached family property in the popular area of Codsall. Internally the property has a fantastic and traditional layout and must be viewed in order to appreciate.

The property comprises of entrance porch, entrance hall, dining room, large extended lounge with feature sky lantern, conservatory, generous extended kitchen to rear and downstairs shower room. To the first floor there are three well proportioned bedrooms and a shower room. Externally there is a useful garage with driveway, front and rear gardens.

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

Door to front, door to entrance hall.

Entrance Hall

Door to porch, doors to various rooms.

Dining Room

13' 8" x 11' (4.17m x 3.35m)

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

Extended Lounge

20' 8" x 11' (6.30m x 3.35m)

Sliding door to conservatory, sky lantern, central heating radiator, door to entrance hall.

Kitchen

8' 9" x 15' (2.67m x 4.57m)

Double glazed window and door to rear, a range of wall and base units with space for various appliances, space for dining table and chairs, door to downstairs shower room.

Conservatory

5' 8" x 9' (1.73m x 2.74m)

Glazed around, door to extended lounge.

Downstairs Shower Room

Shower cubicle with mixer shower, vanity sink, low flush toilet, central heating radiator, door to kitchen.

First Floor Landing

Double glazed window to side, loft access, doors to various rooms.

Bedroom One

13' 8" x 10' 5" (4.17m x 3.17m)

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

Bedroom Two

11' x 10' 4" (3.35m x 3.15m)

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

Bedroom Three

7' 1" x 6' 5" (2.16m x 1.96m)

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

Shower Room

Double glazed window to rear, vanity sink, shower cubicle with mixer shower, low flush toilet, central heating radiator, door to first floor landing.

Garage

15' 5" x 8' 7" (4.70m x 2.62m)

Up and over door to front, door to kitchen.

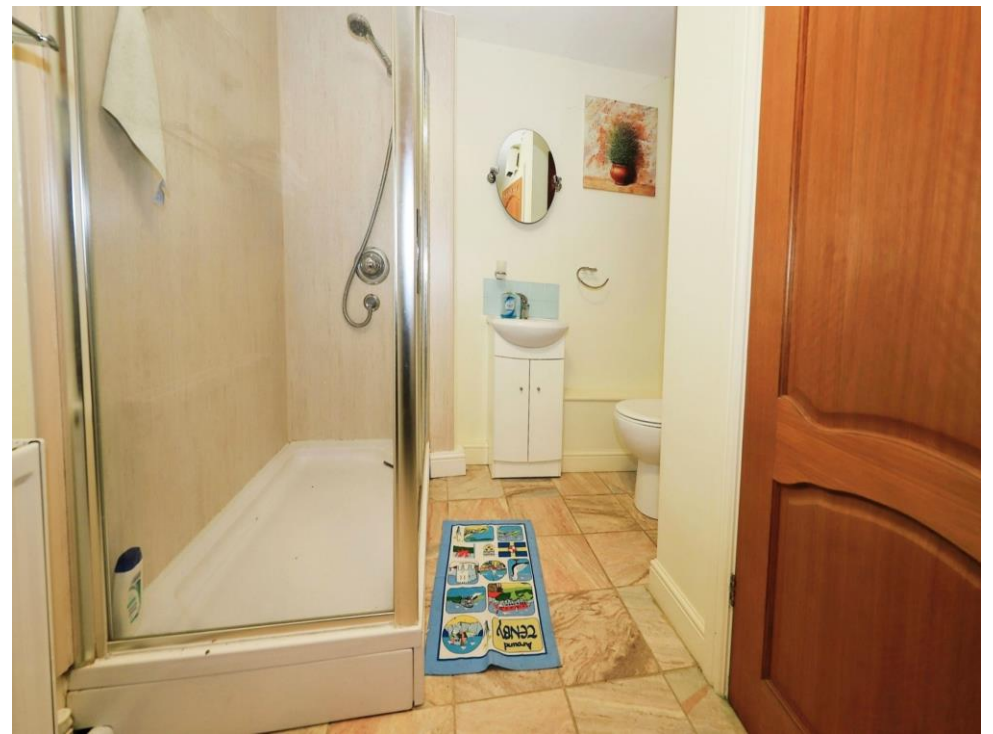
Outside Front

Large driveway providing off road parking, lawned area.

Outside Rear

Good size enclosed rear garden, a range of mature plants, trees and shrubs, various gravel beds, panelled fencing, greenhouse and various garden seating areas.









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: C

view this property online connells.co.uk/Property/WVH328893

Tenure: Freehold



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