



**Connells**

Green Oak Road  
Codsall Wolverhampton



### Property Description

The award winning Connells Wolverhampton branch are proud to present this beautifully presented three bedroom semi detached family home, situated in the sought after area of Codsall and local to popular schools and Bilbrook train station.

Internally this home comprises of an inviting entrance hallway which sets the tone for the rest of the property and has access to a convenient ground floor WC. The ground floor also boasts a modern fitted kitchen with integrated appliances and a spacious lounge with dining area and also benefits from having a feature multi fuel log burner, perfect for those winter nights.

Heading upstairs you'll find three generously sized and well presented bedrooms and a family bathroom to serve all residents and guests.

Outside to the front is off road parking for several vehicles and a front lawn which could be made into a larger driveway if required. To the rear is a pleasant rear garden and a garage for additional parking or storage space.

Don't miss your chance to view this well presented family home in a desirable location. Viewings are highly recommended! So call the Connells Wolverhampton branch today to book your viewing.

### Location And Area

Situated in the ever sought after area of Codsall and offers fantastic commuting access to Wolverhampton City centre. There is a fantastic selection of local shopping nearby along with popular schooling.

### Entrance Hallway

Storage cupboard, radiator, ceiling light point, stairs rising to the first floor and doors leading to the ground floor WC, kitchen and lounge.

### Ground Floor Guest Wc

Low flush WC, wash hand basin unit, ceiling light point and a double glazed window to the side.

### Lounge

19' 1" x 11' ( 5.82m x 3.35m )

Double glazed window to the front, multi fuel log burner, ceiling light points, radiator, door to the hallway and French doors to the rear garden.

### Kitchen

9' 11" into cabinets x 8' 1" ( 3.02m into cabinets x 2.46m )

Matching wall and base units with a inset ceramic Belfast sink with spray tap, integrated fridge, freezer, dishwasher and washing machine / dryer, induction hob, double glazed window to the rear and doors to the rear garden and hallway.

## First Floor Landing

Loft access, storage cupboard, double glazed window to the side and doors to all the bedrooms and bathroom.

## Bedroom One

11' 1" x 11' ( 3.38m x 3.35m )

Double glazed window to the rear, radiator and ceiling light point.

## Bedroom Two

12' x 8' ( 3.66m x 2.44m )

Double glazed window to the front, ceiling light point and radiator.

## Bedroom Three

10' x 5' 1" ( 3.05m x 1.55m )

Double glazed window to the rear, ceiling light point and radiator.

## Bathroom

Panel bath with shower over, vanity wash hand basin with WC, partly tiled walls, heated towel rail, extractor fan, ceiling light point and a double glazed window to the side.

## Outside Rear

Paved patio with lawn, double gate to the side and access to the garage.

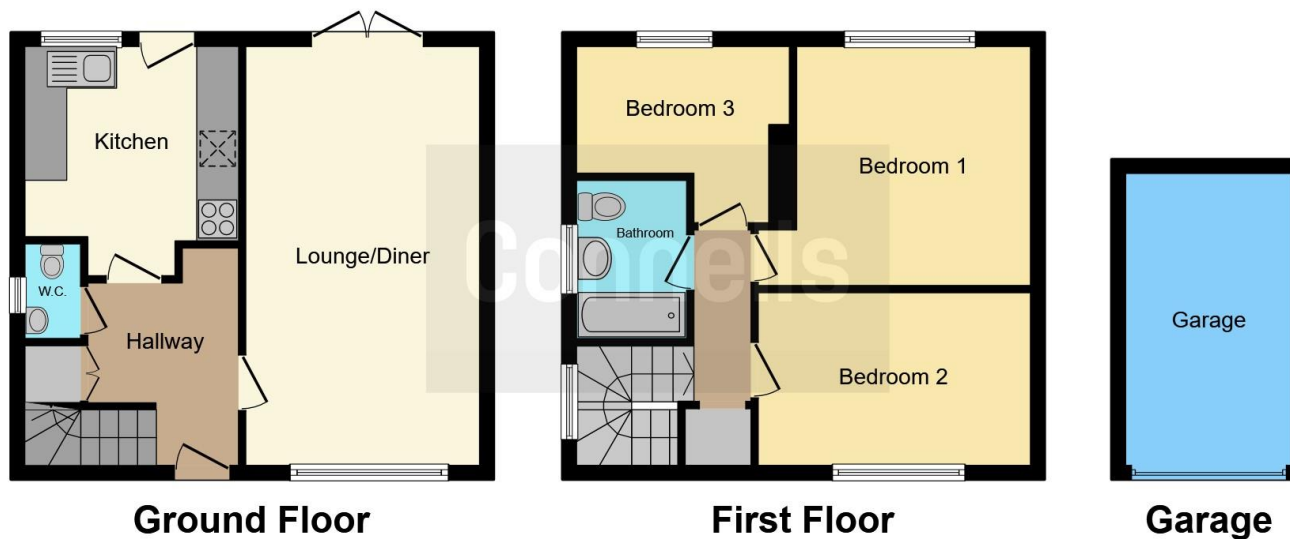
## Garage

Up and over garage door with window to the rear.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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