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**FOR SALE**

**Connells**

Birches Road  
Codsall Wolverhampton



# Birches Road Codsall Wolverhampton WV8 2JJ

for sale offers in the region of  
**£488,000**



## Property Description

Samuel Thorneywork from the award-winning Connells Wolverhampton branch is proud to present to the market this exceptional three / four bedroom detached dormer bungalow, situated in the highly sought-after area of Codsall.

As you approach this beautiful home, you're welcomed by a large driveway offering ample parking. Upon entering, you'll find an inviting entrance hallway that provides views straight through to the generously sized rear garden. The heart of this home is the entertainment kitchen/dining area, equipped with integrated appliances and a charming feature log burner, perfect for cosy gatherings.

This property features three versatile rooms at the front, currently utilised as a lounge and two ground-floor bedrooms, allowing for flexible living arrangements. The ground floor also boasts a modern and stylish bathroom. As you head upstairs, you'll discover a well appointed shower room, main bedroom and a spacious living area that showcases beautiful views of the rear garden.

Step outside and you'll find a beautifully presented garden that flourishes during the spring and summer months. This garden also includes an outbuilding that serves as a convenient office, along with having a detached garage.

This home is perfect for growing families or those looking to downsize while still enjoying the benefits of ground-floor living and the

possibility of hosting family guests. Viewings are highly recommended, so don't hesitate to call the Connells today.

## The Location And 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.

## Approach

Set back from the roadside behind a large driveway for ample vehicles with gravelled border, walling to the front and a set back detached garage. Entrance via oak porch with steps upto a composite front door.

## Entrance Hallway

An inviting entrance hallway leading to a open plan entertainment kitchen/dining area, radiator, ceiling light point and doors leading to two ground floor bedrooms with versatile uses, modern bathroom and a front lounge with potential to be used as an additional bedroom.

## Lounge / Bedroom Four

12' 10" maximum measurement x 11' 9" maximum measurement ( 3.91m maximum measurement x 3.58m maximum measurement )

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

## Bedroom Two

12' 4" x 8' 10" ( 3.76m x 2.69m )

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

## Bedroom Three

12' 4" x 7' 10" ( 3.76m x 2.39m )

Double glazed window to side, ceiling light point and radiator

## Bathroom

Bathtub with shower attachment, wall mounted wash hand basin unit, low flush WC, partly tiled walls, heated towel rail, two ceiling light points and a double glazed window to the side.

## Entertainment Kitchen / Diner

29' 2" x 13' 3" ( 8.89m x 4.04m )

Matching wall and base units with composite one and a half sink and drainer with mixer tap, cooker, integrated dishwasher and wine cooler. Extractor hood above, plumbing point for washing machine, ceiling spotlights, two ceiling light points, electric wall mounted heater, radiator, stairs rising to the first floor, two double glazed windows to the rear, storage cupboard, multi fuel log burner and a double glazed sliding door to the rear garden.

## First Floor Living Room

20' 1" x 16' 1" ( 6.12m x 4.90m )

Double glazed window to the rear, ceiling light point, radiator, loft access and three skylight windows

## First Floor Shower Room

Shower cubicle, low flush WC, wash hand basin unit, skylight window, heated towel rail, ceiling light point and extractor fan.

## First Floor Bedroom One

16' 1" x 14' 1" ( 4.90m x 4.29m )

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

## Rear Garden

Paved patio area with lawn, mature trees and gravelled borders with a further gravelled area to the rear, outdoor brick barbecue and pizza oven, modern outbuilding with power supply, access to the detached garage and storage shed, outside tap point, side gate and two outside double socket points.

## Outbuilding

12' 10" x 11' 3" ( 3.91m x 3.43m )

Connected to mains electricity, ceiling spotlights, wall mounted electric heater and a double glazed window to the side.

## Garage

18' 6" x 10' 11" ( 5.64m x 3.33m )

Up and over garage door with power supply.















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: D Council Tax  
 Band: E

Tenure: Freehold

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