



**Connells**

South View Close  
Codsall Wolverhampton



### Property Description

Connells Wolverhampton are delighted to bring to the market this wonderful four bedroom detached family property in a private residential development. The property has a fantastic layout and should be viewed in order to appreciate.

The property comprises of lounge, dining room, kitchen, utility, conservatory and downstairs wc. The first floor has four bedrooms, en-suite shower room and family bathroom. Externally there is a large driveway to front providing ample off road parking as well as a double length garage, large side 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 away, along with the new i54 commercial development.

### Entrance Hall

Double glazed door to front, doors to various rooms, stairs to first floor landing, solid wood flooring.

### Lounge

20' x 11' ( 6.10m x 3.35m )

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

### Conservatory

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

Double glazed windows, sliding door to lounge.

### Dining Room

10' 2" x 9' plus bay ( 3.10m x 2.74m plus bay)

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

### Kitchen

15' 11" x 9' 9" ( 4.85m x 2.97m )

Double glazed window to rear, wall and base units, integrated NEFF oven, gas hob and extractor, tall designer column radiator, inset sink, space for fridge freezer, door to utility.

### Utility

6' 1" x 5' ( 1.85m x 1.52m )

A range of wall and base units, inset sink, plumbing for washing machine, space for tumble dryer, Worcester Bosch Greenstar boiler, double glazed door to rear garden.



## Downstairs Wc

Low flush toilet, wash hand basin, heated towel rail, extractor fan, door to entrance hall.

## First Floor Landing

Large gallery landing, loft access, doors to various rooms.

## Bedroom One

12' 2" x 11' ( 3.71m x 3.35m )

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

## En-Suite

Double glazed window to rear, shower cubicle with mixer shower, low flush toilet, central heating radiator, extractor fan, door to Bedroom One.

## Bedroom Two

10' 3" x 9' 10" ( 3.12m x 3.00m )

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

## Bedroom Three

7' 11" x 11' 2" ( 2.41m x 3.40m )

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

## Bedroom Four

9' 9" x 8' ( 2.97m x 2.44m )

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

## Family Shower Room

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

## Garage

30' 9" x 9' ( 9.37m x 2.74m )

Up and over door to front, double glazed window to rear, loft access.

## Outside Front

Large tarmac driveway surrounding block paved edge, large lawned area, side gates access.

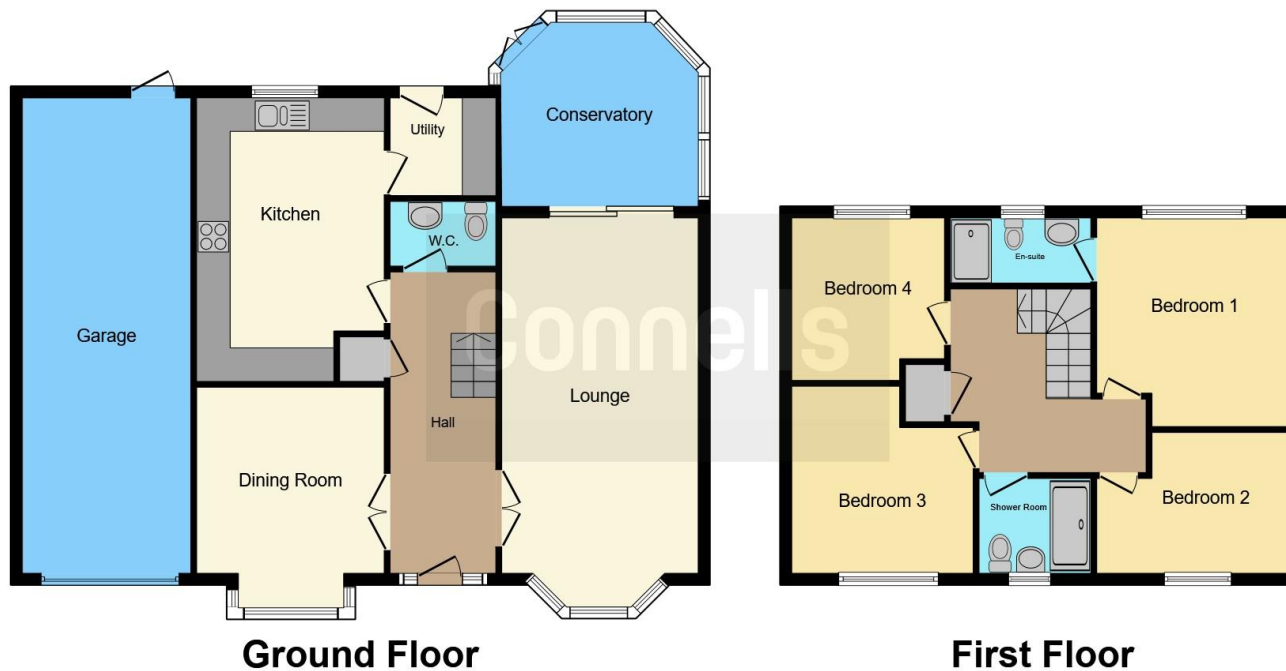
## Outside Rear

Paved side and rear pathway, lawned area, panelled fences, plants, trees and shrubs, wrap around garden ideal for extension (subject to relevant permissions). Pleasant note property has two Tree Preservation Orders (TPO) located in the rear garden.









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

**view this property online [connells.co.uk/Property/WVH330477](http://connells.co.uk/Property/WVH330477)**



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