



## 1 MEADOWVALE, CODSALL WOLVERHAMPTON, WV8 2LB

OFFERS IN EXCESS OF £410,000  
FREEHOLD

Four bedroom detached family home occupying a substantial corner plot with attractive private and mature gardens and double garage. Available with NO ONWARD CHAIN, the property is well located for the village amenities and has excellent transport links with Codsall and Bilbrook railway stations nearby. Internally the accommodation comprises large reception hall, living room, sitting room with access out to the patio, dining kitchen, utility, guest cloakroom, four bedrooms and family bathroom.



# 1 MEADOWVALE, CODSALL

- Large Corner Plot • Private Mature Gardens • Double Garage • NO CHAIN • Four Bedrooms • Dining Kitchen • Living Room • Dining/Sitting Room • Driveway For Several Vehicles • Excellent Road and Rail Connections

## APPROACH

The property is approached via a block paved driveway providing off road parking for several vehicles with an adjacent lawned front garden.

## RECEPTION HALL

14'0" x 9'6"

Spacious reception hall with double glazed windows to the front and side, radiator.

## GUEST CLOAKROOM

Double glazed obscure window to the front, part tiled walls, close coupled w.c. and wash hand basin.

## LIVING ROOM

20'4" x 11'5"

Double glazed window to the front, radiator, traditional style fireplace and double doors opening through to the sitting room.

## SITTING ROOM

11'1" x 10'1"

Double glazed window to the front, radiator, double glazed double doors opening out to the rear garden.

## DINING KITCHEN

12'7" x 12'4"

Double glazed windows to the side and rear, tiled floor, radiator, part tiled walls and a range of fitted wall, drawer and base units, roll edge work surface over and incorporating a stainless steel sink with drainer and mixer tap integral appliances include a oven and hob, dishwasher and fridge. There is a useful pantry and a door to the side driveway

## UTILITY

8'0" x 3'9"

Tiled floor, fitted roll edge counter top work surface with plumbing for a washing machine and fitted cupboards.

## FIRST FLOOR LANDING

Loft access hatch and doors to

## BEDROOM ONE

11'10" x 10'6"

Double glazed window to the front, radiator, fitted wardrobes and built-in storage.

## BEDROOM TWO

11'8" x 10'6"

Double glazed window to the front, radiator, fitted double wardrobe.

## BEDROOM THREE

8'4" x 6'11"

Double glazed window to the rear, radiator, fitted wardrobe.

## BEDROOM FOUR

8'6" x 6'5"

Double glazed window to the side, radiator, fitted wardrobe and over head storage.

## BATHROOM

10'6" x 5'5"

Two double obscure windows to the rear, radiator, store cupboard and suite comprising low level w.c. sink with vanity unit cupboard beneath and corner bath.



## **DOUBLE GARAGE**

18'3" x 15'3"

Up and over door to the front, double glazed window to the rear, electric power points and lighting.

## **GARDEN**

The property occupies a generous corner plot with well kept lawned gardens to the front, side and rear. The attractive rear garden has a generous patio area overlooking mature gardens with a further secluded seating area within the grounds.

## **TENURE**

The property is freehold.

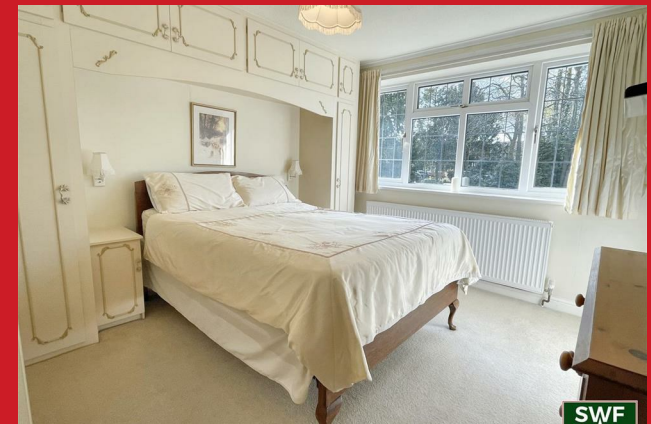
## **COUNCIL TAX**

South Staffordshire Council - Tax Band E

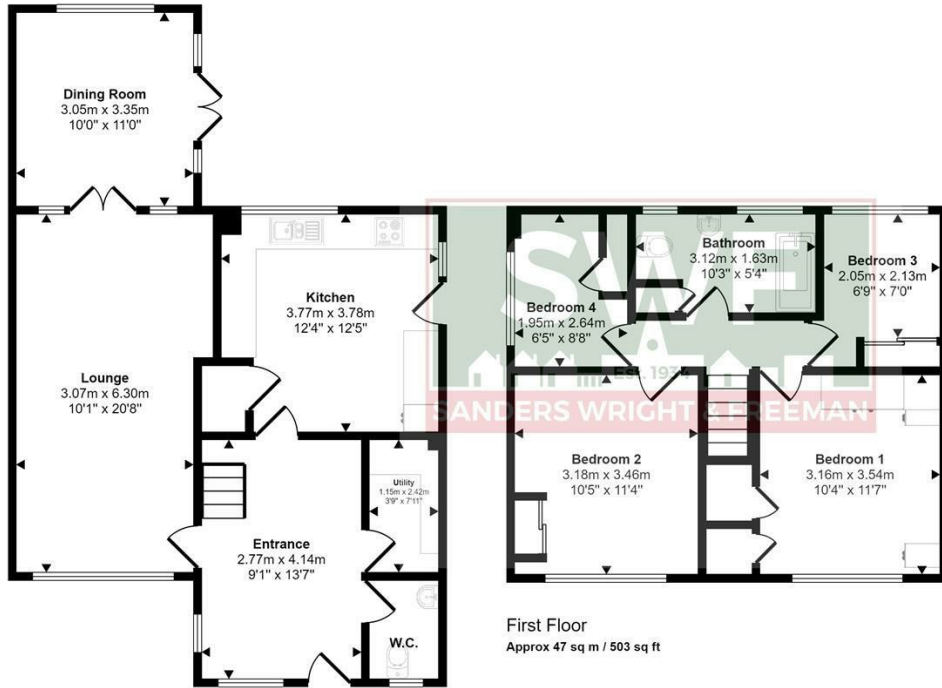
## **SERVICES**

The agent understands that mains gas, electricity, water and drainage are available.

# 1 MEADOWVALE



Approx Gross Internal Area  
136 sq m / 1467 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales 01902 575555  
13 Waterloo Road enquiries@swfestateagents.co.uk  
Wolverhampton www.swfestateagents.co.uk  
West Midlands  
WV1 4DJ

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements