



101 Wolverhampton Road, Codsall, Wolverhampton, WV8 1PF



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A substantially extended and improved five bedroom detached residence situated in this most sought after location, conveniently situated within walking distance to a range of local amenities and public transport links including Bilbrook train station.

LOCATION

The house stands within easy reach of the wide ranging local facilities available within Codsall village centre itself including rail services and excellent schooling including bus routes to Wolverhampton Girls High, Tettenhall Collage, Thomas Telford and St. Dominics. The extensive amenities of Bilbrook and the City Centre are nearby and the M54 provides fast access to the entire West Midlands and national motorway network.

DESCRIPTION

101 Wolverhampton Road is a substantial detached family home which has been well looked after by the current owners. There is well proportioned accommodation over two storeys with two large reception rooms and a superb dining kitchen to the ground floor along with five double bedrooms and three bath / shower rooms to the first floor. The property benefits from oak veneered doors, Gas central heating, re-fitted kitchen and bathrooms and double glazed windows and doors.

ACCOMMODATION

A double glazed door with glazed side panels opens into the RECEPTION HALL with a tiled floor and access to the GUEST CLOAKROOM with WC and wash hand basin. From the hall there is access to two large reception rooms which include an L-shaped LOUNGE with a walk-in bay window to the front, further window to the front and laminate flooring. The SITTING ROOM has a dual aspect and includes a window to the front, bi-fold doors to the rear and laminate flooring. The impressive DINING KITCHEN is fitted with a range of grey wall and base units, integrated Samsung appliances which include an electric oven, microwave, fridge/freezer, dishwasher and five ring gas hob. Larder cupboard, pan drawers, tiled flooring, bi-fold doors to the rear patio, double doors to the rear, ceiling spot lights and door to the LAUNDRY with plumbing for washing machine.

An oak staircase rises from the hall to the first floor the FIRST FLOOR LANDING with access to the loft via loft ladder and doors to the PRINCIPAL BEDROOM SUITE which has a window to the front, DRESSING ROOM with a range of built-in wardrobes and access to the EN-SUITE which is fitted with a white suite and includes a w/c, wash hand basin with vanity cupboard below and double shower cubicles with mixer shower above, window to the rear and fully tiled walls and flooring. The SECOND BEDROOM SUITE has a window to the front and an EN-SUITE shower room that includes a w/c, wash hand basin with vanity cupboard below and corner shower cubicle with electric shower above, window to the front and fully tiled walls and flooring. BEDROOM 3 has a walk-in bay window to the front and both BEDROOMS 4 & 5 have windows to the rear. The FAMILY BATHROOM is fitted with a w/c, wash hand basin, integrated bath, window to the rear and tiled walls and flooring.

OUTSIDE

101 Wolverhampton Road is approached through remote control electric gates which leads to an extensive concrete imprint DRIVEWAY providing parking for several vehicles. The DETACHED DOUBLE GARAGE has two remote control roller shutter doors, lights and power points and a wall mounted gas central heating boiler.

The REAR GARDEN is in two parts and includes a raised paved patio area which has a private aspect and leads to a lawn area and path leading to the second part of the garden that includes a further large paved patio area with lawn area beyond.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND E - South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.

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EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



101 WOLVERHAMPTON ROAD
CODSALL

HOUSE: 226.4sq.m. 2437sq.ft.
GARAGE: 36.4sq.m. 391sq.ft.
TOTAL: 262.8sq.m. 2828sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



