



FOXES WALK
CODSALL ROAD | TETTENHALL







FOXES WALK | 67 CODSALL ROAD | TETTENHALL | WOLVERHAMPTON | WV6 9QG

An exceptionally attractive and substantial residence standing within superb grounds with a total plot size of approximately 1.35 acres. Foxes Walk offers spacious accommodation of much calibre and distinction and is undoubtedly one of the finest houses within the locality.

FOXES WALK
67 CODSALL ROAD, TETTENHALL

HOUSE: 294.8sq.m. 3173sq.ft.
GARAGE & GARDEN STORE: 68.2sq.m. 734sq.ft.
TOTAL: 363sq.m. 3907sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



LOCATION

The residence stands in a lovely location within easy reach of the sought after villages of both Tettenhall and Codsall, both of which offer a full complement of local facilities and there is easy access to the further, more extensive amenities of the City centre.

The M54 facilitates fast access to Shrewsbury, Birmingham and beyond and regular rail services run from Codsall and Bilbrook stations with direct trains to Birmingham and mainline connections at Wolverhampton.

The area is particularly well served by schooling in both sectors with Newbridge and Birchfield Preparatory Schools, Tettenhall College, Wolverhampton Grammar School and the Wolverhampton Girls High School all being worthy of note.

DESCRIPTION

Foxes Walk is an exceptionally attractive house with an elegant, part timbered and double gabled front elevation. The house stands within outstanding grounds and is set behind a gated entrance with an extensive driveway and four car garaging. The gardens to the rear are exceptional and there is a total plot size of approximately 1.35 acres which is unusual for a residence in this area.

Internally the property is well-appointed throughout with a fine breakfast kitchen by Ikon, well-appointed sanitaryware and tasteful décor.

Whilst the residence already provides extensive accommodation over two floors there is the potential, subject to gaining all of the usual and necessary consents, for extensions should buyers so wish.

Foxes Walk is believed to be one of the first properties to have been constructed on the road and is an especially fine example of its type.

ACCOMMODATION

A heavy front door opens into the PORCH with an internal door opening into the RECEPTION HALL which has some superb timbering with a rafted ceiling and a fine staircase rising to the first floor, wiring for wall lights, secondary glazed and leaded French doors opening to the rear and a GUEST CLOAKROOM with wash basin, coat hooks, double glazed and leaded front window and a door to the WC with a white suite and double glazed and leaded window to the front. The DRAWING ROOM is a fine, formal reception room with a light through aspect with a secondary glazed and leaded window to the front and a walk in secondary glazed and leaded bay window to the rear oak flooring, a Minster stone fireplace with ethanol fire, wiring for wall lights and ceiling coving. The DINING ROOM is a superbly proportioned room with a walk in secondary glazed and leaded bay window to the front, painted rafters to the ceiling and a range of bespoke wall mounted cabinetry with backlit glazed display units. The KITCHEN has been appointed to a high standard by Ikon with a comprehensive range of drawers and cupboards with granite working surfaces and a coordinating centre island together with a fitted corner bench providing an informal breakfast area, a range of Miele appliances including an electric oven, steam oven, warming drawer, dishwasher and fridge, tiled flooring with electric underfloor heating, integrated ceiling lighting, coved ceiling, double glazed and leaded windows to the rear,

a large walk in shelved pantry with granite cold shelf and leaded side window and a door into the SIDE HALL with a secondary front door, two leaded windows and an extensive range of fitted cloaks and storage cupboards and a concealed UTILITY AREA with ceramic undermounted sink with granite surround and splash back, plumbing for a washing machine and space for a tumble dryer and a fitted dresser style unit with wine racks to either side of a Miele wine cooler and downlit display cabinet above. Beyond the kitchen is an outstanding further reception area incorporating a FAMILY ROOM, LIBRARY AND STUDY. The room has a vaulted and timbered ceiling and incorporates the family room with oak flooring, a multi fuel burning cast iron Severity stove, double glazed windows and doors to the garden, a secondary seating area with tiled floor with double glazed side window and doors, a study with a double glazed window and a library with fitted book and display shelving and double glazed windows to two elevations.

The bespoke, art deco staircase rises from the hall to the galleried landing with a secondary glazed and leaded window to the front, large landing area with airing cupboard with hot water cylinder and automatic light. The PRINCIPAL BEDROOM SUITE has a fine double bedroom with a range of bespoke fitted wardrobes with automatic up lighting, hanging rails and shelving, picture rail, integrated ceiling lighting and an EN-SUITE SHOWER ROOM with a well-appointed shower room with a Matki double shower cubicle with rainfall head and separate hose, wall hung WC and vanity stand with marble top and return and twin wash basins, a shelved storage cupboard, a double glazed and leaded rear window, tiled floor with electric under floor heating, downlit glass display shelves and integrated ceiling lighting. BEDROOM TWO is a fine double room in size with a walk in secondary glazed and leaded bay window to the front, a range of bespoke wardrobes with central cupboards and display shelving, picture rail, a fully tiled corner shower cubicle and a vanity unit with wash basin with cupboards beneath. BEDROOM THREE is a good double room in size with a double glazed and leaded window overlooking the garden and picture rail. BEDROOM FOUR is also a good double room in size with a secondary glazed and leaded window to the front and picture rail and the BATHROOM has a white suite with a panelled air bath, a separate fully tiled shower cubicle, a vanity unit with wash basin and cupboards beneath, part tiled walls to dado, a double glazed and leaded window. There is a separate WC with a white suite and a leaded window to the rear.

OUTSIDE

Foxes Walk stands within beautiful grounds and lies behind a deep, shielded frontage which is approached through remote controlled wrought iron gates over a DRIVEWAY lain in tarmacadam providing off street parking for multiple vehicles. There is a shaped front lawn with stocked borders, matured evergreen planting insuring privacy, a DOUBLE GARAGE to one side with a further GARAGE to the other side with an adjoining GARAGE which is currently being used as a garden machinery store, all of which have remote controlled electrically operated doors. There is secured side access to the beautiful REAR GARDENS which have been thoughtfully landscaped and maintained over the years with a timber decked terrace to the rear of the property along with a York stone terrace to the rear of the loggia with an electric heated canopy with lighting, beautifully stocked beds and borders with a profusion of flowering plants, low growing shrubs and specimen trees and an exceptional degree of privacy. There is a secret garden with ornamental pool with bridge across and the first, principal main lawn leads to further grounds beyond which are laid to grass with a variety of fruit trees, an old weeping willow and much matured planting creating an ideal environment for both families and entertaining. There is a substantial SUMMER HOUSE, a large timber shed and a greenhouse.

The entire plot extends to approximately 1.35 acres in total and the grounds to the rear provide a stunning backdrop for a residence of this calibre.





SERVICES We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND G - Wolverhampton County Council.

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall office.

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.



22-23 Whitburn Street
Bridgnorth
Shropshire
WV16 4QN
Tel: 01746 766499
Email: bridgnorth@berrimaneaton.co.uk

13-15 High Street
Tettenhall
Wolverhampton
WV6 8QS
Tel: 01902 747744
Email: tettenhall@berrimaneaton.co.uk

High Street
Wombourne
Wolverhampton
WV5 9DP
Tel: 01902 326366
Email: wombourne@berrimaneaton.co.uk

BERRIMAN EATON