



148a Birches Road, Codsall, Wolverhampton, WV8 2JP

BERRIMAN
EATON

148a Birches Road, Codsall, Wolverhampton, WV8 2JP

A well-proportioned family home with a fine level of appointment standing in a sought after residential address.

LOCATION

The property stands in a generous plot behind a good frontage in a sought after area within the locality. A wide range of local amenities are situated within easy walking distance at Birches Bridge whilst the further, more extensive amenities afforded by both Tettenhall and Codsall Village centres are nearby and there is easy travelling to the city centre.

Communications are excellent with the M54 being easily accessible at J2 facilitating fast access to Birmingham and beyond and rail services running from Bilbrook station which is within a few minutes walk with direct train services to Birmingham.

DESCRIPTION

148a Birches Road is a well-proportioned family residence with rooms of generous proportions over two floors. The house has been well-maintained over the years and is well-appointed throughout with excellent kitchen and bathroom suites together with gas fired central heating and double glazed windows (the majority of which were replaced in 2021).

The focal point of the ground floor is undoubtedly the superb dining kitchen and the attraction of the property is further enhanced by the plot within which it stands with a driveway laid in brick pavements affording ample off street parking and a lovely garden to the rear.

ACCOMMODATION

A double glazed front door opens into the HALL with laminated flooring and a door to the GUEST CLOAKROOM with a well-appointed white suite with a WC and vanity unit with wash basin with tiled splash back, a double glazed side window, coat hooks and laminated flooring.

The SITTING ROOM has a double glazed bow window to the front, a decorative fireplace, coved ceiling and glazed double doors opening into the superb DINING KITCHEN with a comprehensive range of contemporary gloss fronted cream wall and base mounted cupboards providing ample storage with a range of integrated appliances including a four ring electric hob with stainless steel extraction chimney above, an oven and combination microwave and grill, a fridge freezer, a washing machine, a tumble dryer and a dishwasher, stainless steel sink, double glazed windows and French doors to the rear garden, integrated ceiling lighting, integrated ceiling speakers, ample space for dining, a store cupboard and a part glazed and panelled door to the FAMILY ROOM which provides a superb extra reception area with laminated flooring, an understairs store, a double glazed window to the front and a double glazed door to the garden.

Stairs from the hall rise to the first floor landing with a double glazed window to the side, a linen cupboard and a store cupboard with wall mounted gas fired central heating boiler. BEDROOM ONE is a good double room in size with a double glazed window to the front. BEDROOM TWO is also a good double room in size with a double glazed rear window and a built in double wardrobe. BEDROOM THREE is also a good sized room with a double glazed rear window and the BATHROOM has a stylish, modern white suite with a P-shaped bath with shower over, vanity unit with wash basin and WC with concealed flush, tiled floor and walls, a double glazed window and a chrome towel rail radiator.

OUTSIDE

The property stands behind an impressive frontage with a wide DRIVEWAY laid in brick pavements providing ample off street parking. There is a charming GARDEN to the rear with a paved terrace to the rear of the property providing a superb alfresco seating and dining area, a shaped lawn beyond, gravelled borders and a timber garden shed.

We are informed by the Vendors that all mains services are connected.
COUNCIL TAX BAND C – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.

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£292,000

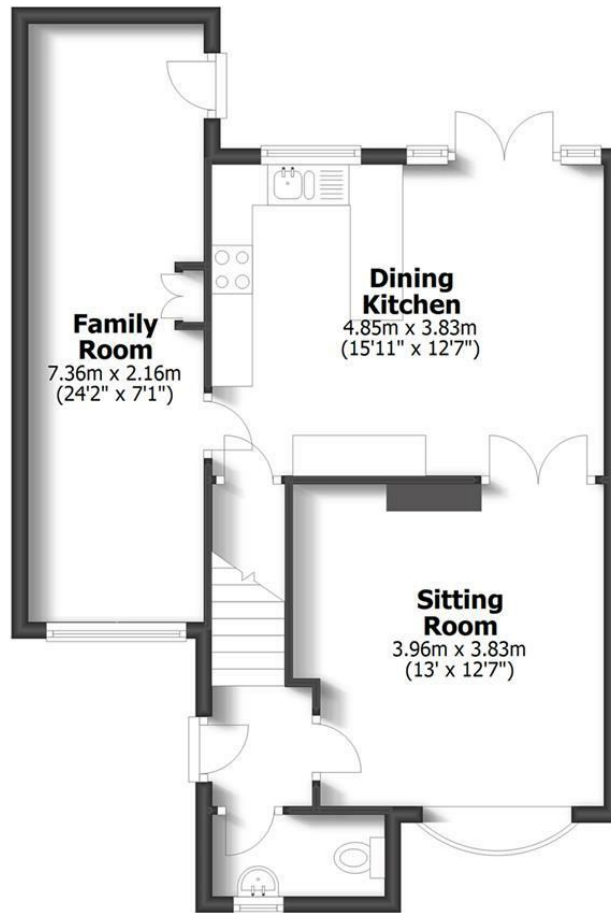
EPC:

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.

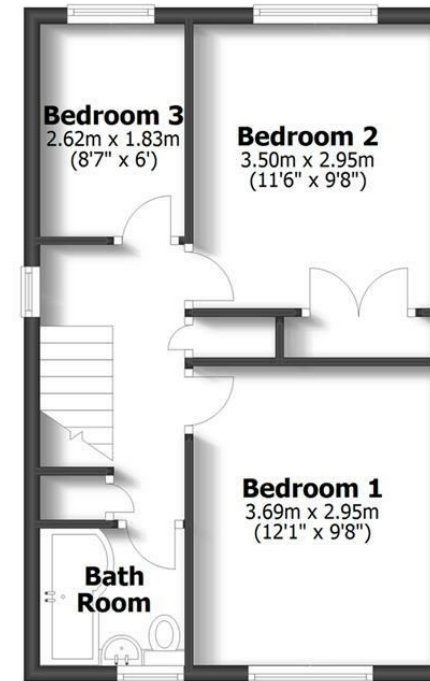


**148a BIRCHES ROAD
CODSALL**

TOTAL: 96sq.m. 1033sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

