



5 Manor Close, Codsall, Wolverhampton, WV8 1NF

BERRIMAN  
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# 5 Manor Close, Codsall, Wolverhampton, WV8 1NF

A two bedroom end of terrace property in a sought after residential location close to local schooling and shopping facilities with an unusually large rear garden which is a particular feature of the house.

## LOCATION

The house stands in an established and popular location within easy reach of a wide range of facilities in both Bilbrook and Codsall. The area is well served by a variety of schools in both sectors. It is within convenient travelling distance of Wolverhampton with public transport being available nearby. Bilbrook Train Station provides direct services to Shrewsbury, Birmingham and beyond.

## DESCRIPTION

5 Manor Close sits in a superb corner position with a particularly large rear garden. The property benefits from communal parking and has a lounge, breakfast kitchen, conservatory, two bedrooms and a bathroom. There are double glazed windows and doors and a new Worcester Bosch gas central heating boiler was fitted in 2023.

## ACCOMMODATION

A double glazed PORCH with windows to three elevations has a double glazed front door opening into the HALL with wood laminate flooring, a double glazed window to the side, dado rail and an understairs cupboard. A glazed door opens into the LOUNGE with a double glazed window to the front, wood laminate flooring, coved ceiling, wiring for wall lights and a wall mounted coal effect gas fire. There is a good size BREAKFAST KITCHEN with wood laminate flooring throughout and coved ceiling. The kitchen has a range of contemporary white wall and base units with roll top working surfaces, sink and drainer, tiled splash back, an integrated oven and grill, a four ring gas hob with filtration unit above, integrated fridge freezer, plumbing for a washing machine, plumbing for a slimline dishwasher, ample space for seating with a recessed fireplace, an understairs store, two double glazed windows and a double glazed door to the rear garden along with a double glazed patio door to the CONSERVATORY with wood laminate flooring double glazed windows to two elevations, ceiling paddle fan and a radiator making the room usable all year round.

Stairs with wooden balustrading rise to the first floor landing with a double glazed window to the side, an airing cupboard with slatted shelving and access to the loft with loft ladder. BEDROOM ONE is a good size double room with a double glazed window to the front and large, deep built in wardrobe housing the Worcester Bosch gas central heating boiler which was fitted in 2023. BEDROOM TWO is a good size double room with a double glazed window to the rear, coved ceiling and fitted wardrobes with mirror frontage and display shelving. The SHOWER ROOM has a vanity unit with a wash basin set in a vanity shelf with cupboards above with display shelving, WC, tiled shower, tiled walls and a double glazed window.

## OUTSIDE

5 Manor Close sits behind a shaped lawn with mature shrubs to the boarder, steps to the porch and a paved path leading to an area of hardstanding with external lighting. There is communal parking for all the residents and gated access to the REAR GARDEN with a raised, al fresco decking area with wooden balustrading and steps to the shaped lawn with mature shrubs to the borders, a brick built BBQ and a further area of terrace to the end of the garden along with a paved path to two sheds. The garden is particularly large for a house of this nature and is a major feature of the property.

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

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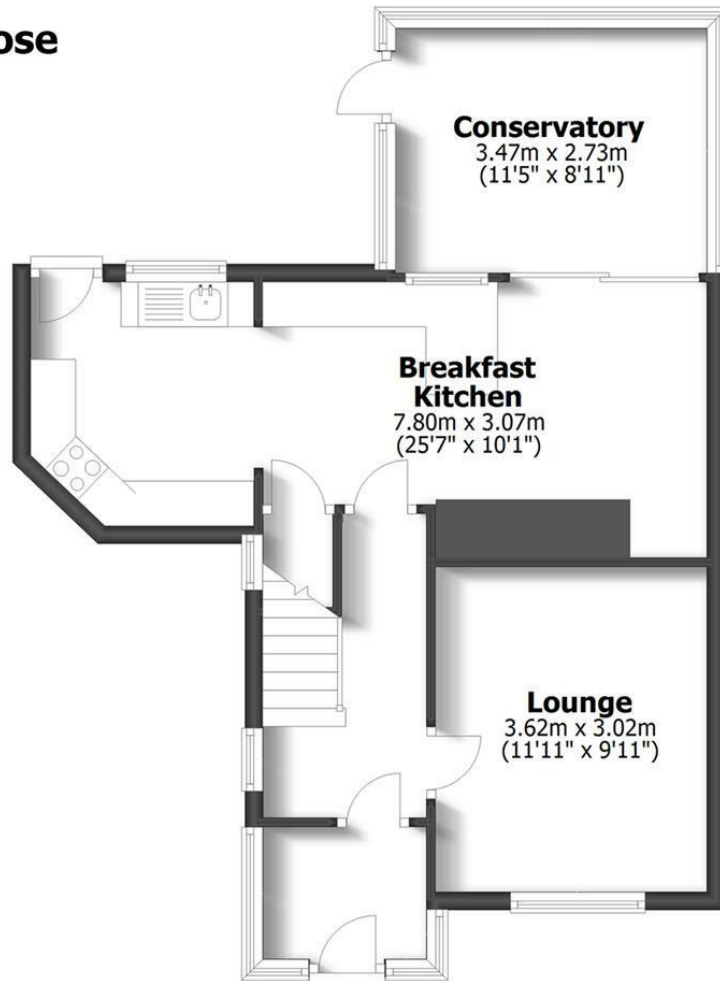
Offers Around  
£219,950

EPC: D

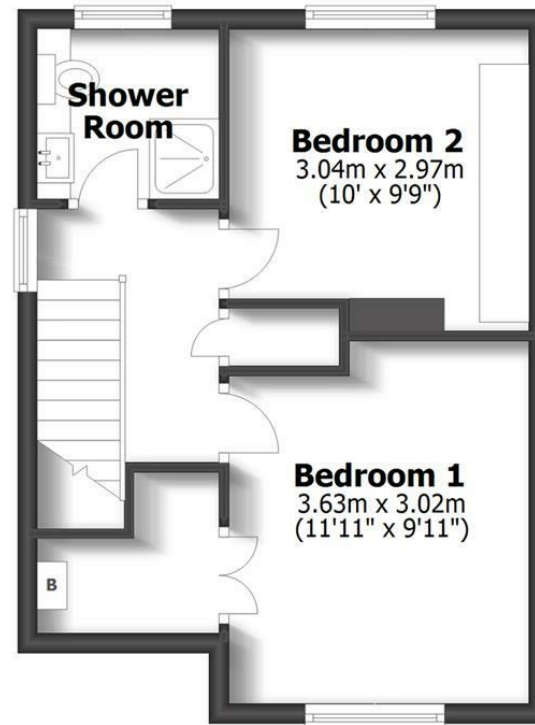
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## 5 Manor Close Codsall



**Ground Floor**



**First Floor**

**TOTAL: 83.7sq.m. 901sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

