



15 Histons Drive, Codsall, Wolverhampton, WV8 2ET

BERRIMAN  
EATON

# 15 Histons Drive, Codsall, Wolverhampton, WV8 2ET

A four bedroom, detached family home in a quiet cul-de-sac in the heart of a sought-after South Staffordshire village

## LOCATION

Histons Drive has long since been considered to be one of the most desirable addresses within Codsall and stands just off Histons Hill within walking distance of the village centre.

Codsall provides a full complement of shopping and leisure facilities, there is easy access to Wolverhampton City Centre and the highly publicised i54 Business Park. Communications are excellent with the M54 (Junction 2) facilitating fast access to Birmingham and beyond and rail services running from Codsall station with direct connections to Shrewsbury and Birmingham. Furthermore, the area is well served by schooling of high repute in both sectors.

## DESCRIPTION

15 Histons Drive is a large, detached property with well-proportioned accommodation over two storeys. The current owners have replaced the boiler, pipes and radiators, fitted a new consumer unit and had a partial re-wire. The fourth bedroom was previously a shower room and could be converted back as the vendors left the pipework in situ. The property benefits from double glazing, gas central heating, a drive, carport and garage and a private rear garden.

## ACCOMMODATION

An open PORCH has a glazed front door opening into the HALL with wood laminate flooring, a useful store cupboard and a GUEST CLOAKROOM with space saving door, WC, vanity unit with wash basin and cupboards, tiled floor, tiled walls and a double glazed window. From the hall there is an open double doorway into the large LOUNGE with wood laminate flooring, double glazed bay window to the front, a formal fireplace with electric fire and a door to the DINING ROOM / PLAYROOM with double glazed window to the rear. There is a large BREAKFAST KITCHEN with a range of wall and base units with tiled working surfaces and splash back, a four ring gas hob with filtration unit above, a double built in electric oven, space for a fridge freezer, ample space for dining with tiled flooring throughout, a double glazed door and windows to two elevations, an internal door to the garage and a door to the LAUNDRY with plumbing for a dishwasher, washing machine and tumble dryer with working surface over, tiled walls, tiled floor and double glazed window to the rear.

Stairs from the dining room rise to the first floor landing. BEDROOM ONE is a good size double room with wood laminate flooring and a double glazed window to the front. BEDROOM TWO is also a good size double room with a double glazed window to the rear and a built in wardrobe. BEDROOM THREE is a good size with a double glazed window. BEDROOM FOUR is also a good size with a double glazed window and access to the loft. NB this room had previously been converted to a shower room and the pipes are in situ should buyers wish to convert it back. The BATHROOM has a panelled bath with shower over, vanity unit with basin and cupboards, WC, tiled walls, tiled floor and a double glazed window.

## OUTSIDE

15 Histons Drive sits behind a shaped lawn with shrubs to the border with a DRIVEWAY laid in tarmac leading to the CARPORT and onto the GARAGE with concrete flooring, up and over door, electric light and power.

There is gated side access to the REAR GARDEN with a paved entertaining terrace, shaped lawn and fencing to borders.

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

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Superfast are available

Mobile – Ofcom checker shows the four main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

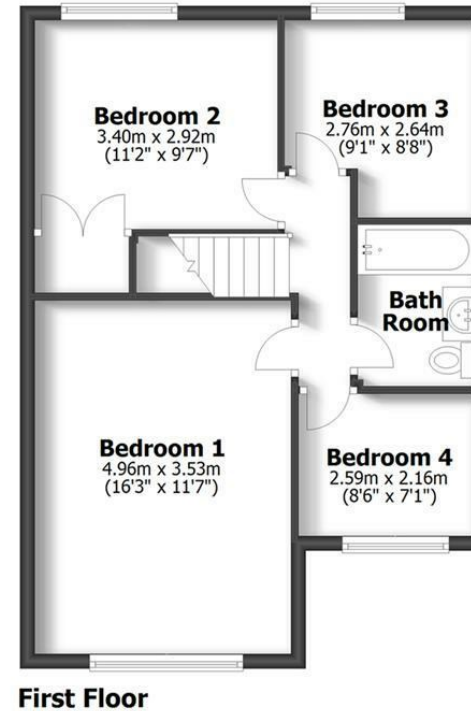
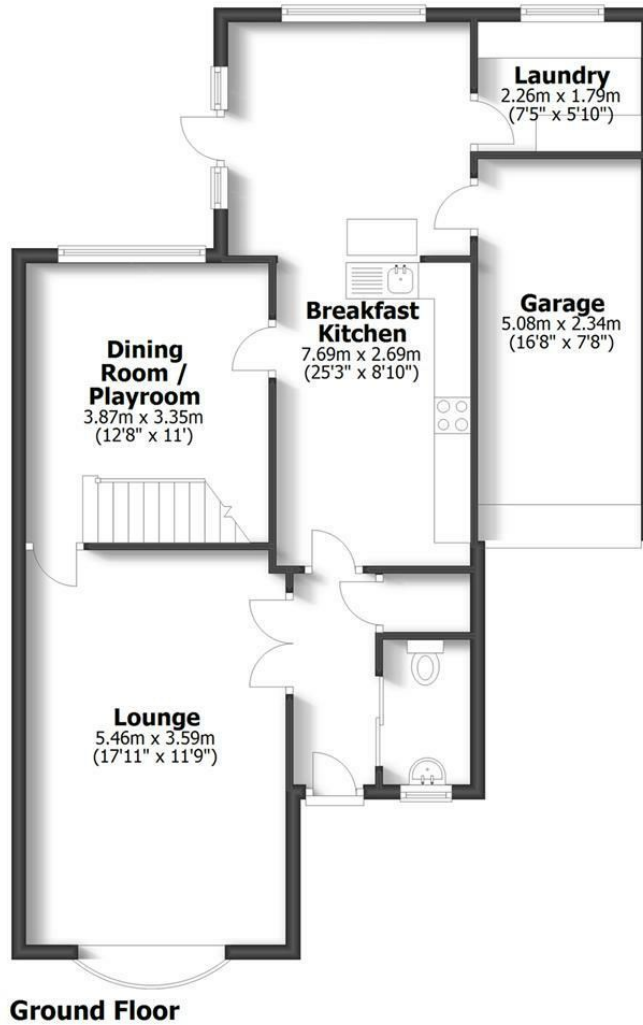
Offers Around  
£411,500

EPC: E

**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.



**15 Hists Drive**  
Codsall



HOUSE: 118.4sq.m. 1274sq.ft.  
GARAGE: 11.9sq.m. 128sq.ft.  
**TOTAL: 130.3sq.m. 1408sq.ft.**

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

