



Mimosa Lodge, Histons Hill, Codsall, Wolverhampton, WV8 2EW

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An outstanding, modern residence providing exceptional, contemporary accommodation over three storeys with a high degree of versatility of use in an exceptionally sought after address

LOCATION

Histons Hill is a sought after road and one of the finest addresses within the highly desirable South Staffordshire village of Codsall. The house is within walking distance of the village centre with its comprehensive range of local shopping facilities and leisure amenities. The area is well served by schooling in both sectors with Codsall High School, St Dominics High School for Girls in Brewood, Wolverhampton Grammar School and Tettenhall College all being worthy of note.

Motor communications are excellent with the M6, M6 Toll and M54 facilitating travel to the entire motorway infrastructure. Local rail services run from Codsall station to Wolverhampton which benefits from mainline connections with services to London Euston being approximately two hours.

DESCRIPTION

Mimosa Lodge is a fine, modern property with extensive and flexible accommodation over three storeys. The property purchased when newly built in 2007 and has been well maintained since that time so that it now provides a beautifully presented family home which is ideal for contemporary requirements. The property is appointed to an excellent specification throughout with fixtures and fittings of quality, stylish kitchen and bathroom suites, double glazing, gas fired central heating and an intruder alarm system.

ACCOMMODATION

A double glazed front door opens into the large reception HALL which is an impressive entrance to the house with laminated flooring and a door to the well appointed GUEST CLOAKROOM with a white suite with WC and corner, wall hung wash basin with tiled splash back. Double doors from the hall open into the LOUNGE with a contemporary, wall mounted backlit electric fire, double glazed French doors and windows overlooking the rear garden and wiring for wall lights. There is a STUDY and a DINING KITCHEN which is a well proportioned room with a comprehensive range of wall and base mounted oak faced cupboards with granite working surfaces, an undermounted ceramic sink, space for a range style cooker with stainless steel extraction chimney above, an integrated dishwasher, an integrated fridge and freezer, ample space for informal dining, a double glazed window overlooking the rear garden, integrated ceiling lighting, a double glazed side door and an internal door to the garage.

A staircase with turned balustrading rises from the hall to the galleried LANDING SITTING ROOM which is a superb living room in its own right with a light corner aspect with double glazed windows to both the front and side, wiring for a wall mounted TV and doors to all of the first floor bedrooms. The PRINCIPAL SUITE has a large double bedroom with a double glazed window to the front, a wide bank of fitted wardrobes together with a coordinating chest of six drawers and a door to the EN-SUITE SHOWER ROOM with a well appointed suite with a fully tiled corner shower, WC with concealed flush, wash basin set within a vanity unit with cupboards beneath, integrated ceiling lighting and a chrome towel rail radiator. BEDROOM TWO is a good double room in size with a double glazed window to the rear, laminated flooring and a range of fitted bedroom furniture including wardrobes, a chest of three drawers, a knee hole dressing table with chests of three drawers to one side and cupboards to the other and display shelving. BEDROOM THREE is, again, a good double room in size with a double glazed window to the rear, fitted wardrobes and chest of three drawers and the BATHROOM has a well appointed, contemporary suite with a panelled bath with rainfall shower over, wash basin set in a vanity unit with cupboards beneath and a WC with concealed flush, part tiled walls, integrated ceiling lighting, double glazed roof light and a chrome towel rail radiator.

A further staircase with turn balustrading rises to the upper floor landing with a double glazed porthole window to the side and door to the upper floor BEDROOM SUITE with bedroom four which is a superb room with a comprehensive range of bedroom furniture including wardrobes, chest of drawers and coordinating bedside tables, a double glazed porthole window to the front and a double glazed roof light together with an EN-SUITE SHOWER ROOM with a fully tiled double shower with rainfall head, wash basin set within a vanity unit with cupboards beneath and WC with concealed flush, tiled splash back, integrated ceiling lighting and a chrome towel rail radiator.

OUTSIDE

Mimosa Lodge stands behind a wide frontage with a DRIVEWAY laid in brick pavements providing ample off street parking for several vehicles. There is an integral GARAGE with a remote controlled electrically operated roller shutter door, electric light and power and an internal door to the kitchen. There is gated side access over a paved path to the delightful REAR GARDEN with an extensive paved patio to the rear of the property leading to the shaped rear lawn with a GARDEN ROOM beyond which could be used for a number of different purposes such as a gym or home office with double glazed doors and windows, electric light and power, a bar and planted borders to either side together with a timber garden shed.

SERVICES

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – 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 Ultrafast 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.

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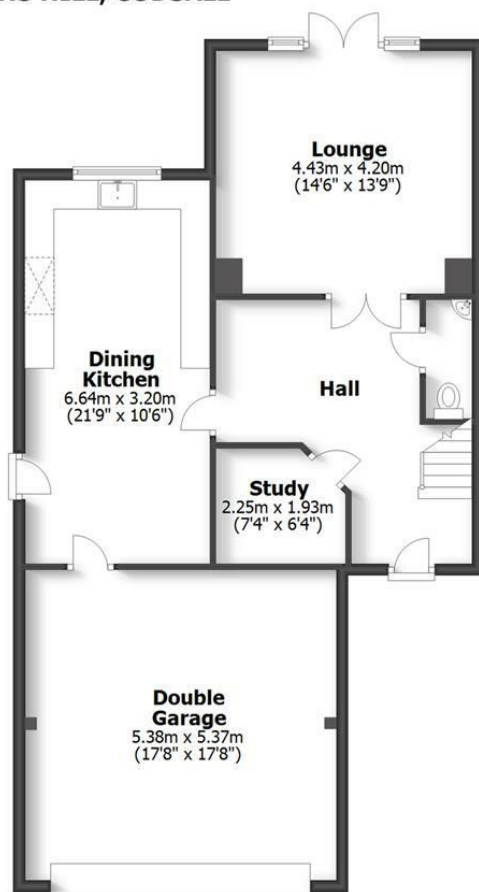
Offers Around
£625,000

EPC: C

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.



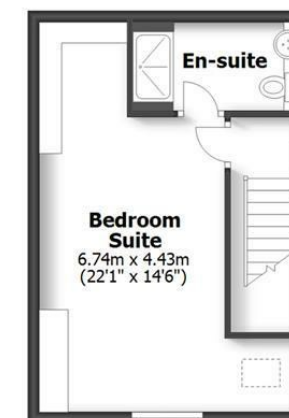
MIMOSA LODGE HISTONS HILL, CODSALL



Ground Floor



First Floor



Second Floor



HOUSE: 179.8sq.m. 1935sq.ft.
GARAGE: 28.9sq.m. 311sq.ft.
GARDEN ROOM: 16.4sq.m. 177sq.ft.
TOTAL: 225.1sq.m. 2423sq.ft.

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

