



34 Sandy Lane, Codsall, Wolverhampton, WV8 1EJ

BERRIMAN  
EATON

# 34 Sandy Lane, Codsall, Wolverhampton, WV8 1EJ

A well presented, family home in a sought-after village location which comes with the option to create an annex to one side

## LOCATION

The property stands in an outstanding location in a sought after South Staffordshire village. Codsall provides a comprehensive array of local facilities which are more than ample for everyday needs and there is easy access to Wolverhampton. Local rail services run from both Codsall and Bilbrook Stations with direct connections to Birmingham and the M54 is easily accessible facilitating fast access to Shrewsbury, Birmingham and beyond.

The area is well served by schooling with Codsall Community High School & St. Nicholas First School being within easy walking distance together with a multitude of further schooling being available nearby.

## DESCRIPTION

34 Sandy Lane has been well looked after by the current owner and many of the rooms have been replastered and decorated, the bathroom was fitted approximately two years ago along with new carpets and a garage door and some of the windows have also been replaced.

There is well proportioned accommodation to the main property with the additional advantage of the opportunity to create an annex to one side. The property benefits from gas central heating, double glazing, a drive and a garage.

## ACCOMMODATION

A double glazed door opens into the PORCH with integrated ceiling lighting and double glazed windows to two elevations and a glazed door opens into the HALL with coved ceiling and a door into the THROUGH RECEPTION ROOM with the lounge area with a double glazed bow window to the front, a gas fire set in a formal surround, coved ceiling and an area currently used as a playroom but could equally be used for a dining area with double glazed French doors to the rear garden, coved ceiling and a door to the KITCHEN with a range of wall and base units with roll top working surfaces, tiled splash back and under cupboard lighting, stainless steel sink with double glazed window over, a four ring Neff induction hob with filtration unit above, space for a dishwasher, space for an undercounter fridge, a double integrated Bosch oven, tiled floor and a door to the DINING ROOM with coved ceiling, integrated ceiling lighting, double glazed French doors with fitted blinds to the rear garden and a door to the LAUNDRY with cupboards with roll top working surfaces, space and plumbing for a washing machine and tumble dryer, double glazed window to the garden, tiled floor and a GUEST CLOAKROOM with WC with window over. NB the dining room laundry and guest cloakroom could form the basis of a studio annex should buyers so wish. From the dining room a further door opens into a STOREROOM with hanging space, electric light and power and an internal door to the garage.

Stairs from the hall rise to the first floor landing with a double glazed window to the side, access to the loft and an airing cupboard. BEDROOM ONE is a good size double bedroom with a band of fitted wardrobes and a double glazed window to the front. BEDROOM TWO is double in size with a fitted wardrobe, coved ceiling and a double glazed window to the rear garden and BEDROOM THREE is a good size room with coved ceiling and a double glazed window to the side. The BATHROOM has a panelled bath with waterfall head shower over and separate hose, a vanity unit with wash basin with cupboards beneath and WC, tiled floor and walls, integrated ceiling lighting and a double glazed window.

## OUTSIDE

34 Sandy Lane sits well back from the road with a DRIVEWAY laid in brick setts with a raised area of lawn to the side leading to the GARAGE with an up and over door, concrete floor, electric light and power, a wall mounted Worcester Bosch boiler and an internal door to the storeroom.

The preferred, southwest facing REAR GARDEN has a large, paved area to the rear with a shaped lawn beyond with screening conifers making the garden private. There is an external cold water supply and light. There is a large brick built STORE with electric light and power and concrete floor.

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.

Broadband – Ofcom checker shows Standard and Superfast broadband are available

Mobile – Ofcom checker shows three of the four main providers are likely to cover the area inside and all four providers are likely to cover the area outside.

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

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

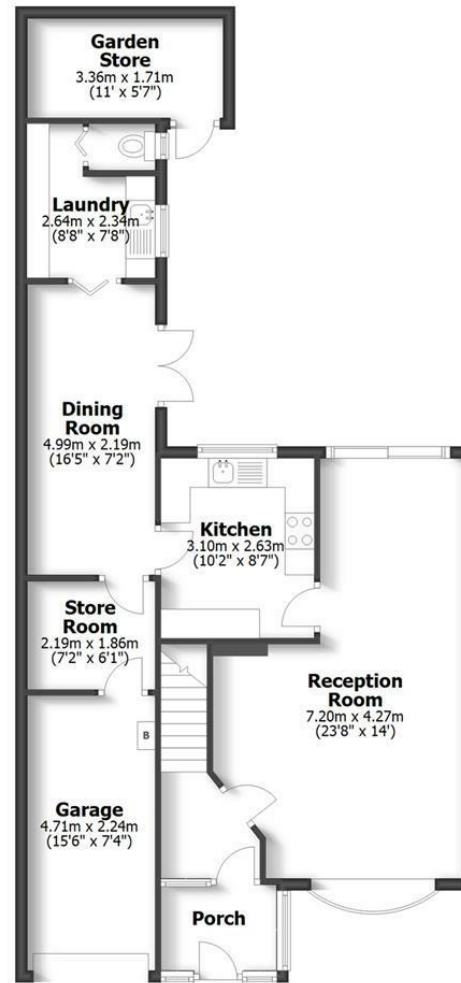
Offers Around  
£329,950

EPC: E

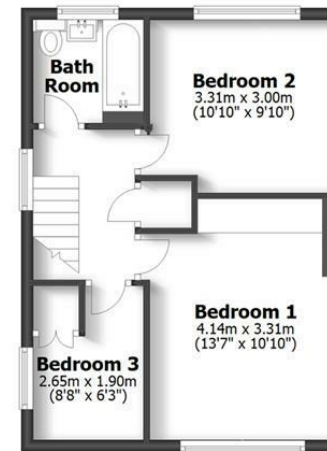
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



**34 SANDY LANE  
CODSALL**



**Ground Floor**



**First Floor**

HOUSE: 99.5sq.m. 1071sq.ft.  
 GARAGE & GARDEN STORE: 16.3sq.m. 175sq.ft.  
**TOTAL: 115.8sq.m. 1246sq.ft.**

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

