



Brook View, 49 Old Farm Drive, Codsall, Wolverhampton, WV8 1GF

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# Brook View, 49 Old Farm Drive, Codsall, Wolverhampton, WV8 1GF

A superbly situated three storey modern family home which stands at the end of a small, spur drive in a nicely secluded position

## LOCATION

Old Farm Drive forms part of a modern development which is a highly regarded and much sought after address.

The wide ranging local facilities provided by Codsall Village Centre itself are nearby as are the facilities provided by Bilbrook with both Bilbrook and Codsall Train Stations providing direct services to Shrewsbury, Birmingham and beyond. The M54 (J2) is within convenient access facilitating fast connections to the entire motorway network and, the area is well served by schooling in both sectors with Codsall High School being within easy walking distance.

## DESCRIPTION

Brook View is an excellent, modern family home with well planned and well proportioned living accommodation over three storeys which has been well maintained and much improved since that time. The property benefits from modern kitchen and bathroom suites of quality, double glazing throughout and gas fired central heating with underfloor heating to the kitchen, sitting room and laundry.

The house has an attractive three bay façade being built in the Georgian vernacular and stands in a lovely position within the development being located off a small, quiet spur drive with little passing traffic making the house ideal for family occupation.

## ACCOMMODATION

A paved path leads to the front door which opens into the HALL with oak flooring, understairs cloaks and storage cupboard, ceiling coving and a well appointed GUEST CLOAKROOM with a contemporary suite with a vanity unit with inset wash basin and WC with concealed flush and part metro wall tiling. The LOUNGE has a light corner aspect, a contemporary marble fireplace with living flame gas fire, ceiling coving and panelled double doors to the hall. The DINING ROOM has oak flooring, ceiling coving and doors to both the hall and the KITCHEN which has a comprehensive range of modern, shaker style cabinetry with a four ring induction hob with stainless steel splash back and stainless steel extraction chimney above, a built in double electric oven, space for a fridge freezer, integrated ceiling lighting, and an adjoining SITTING ROOM with French doors to the garden. There is a LAUNDRY with coordinating units to those in the kitchen, a stainless steel sink, plumbing for a dishwasher, plumbing for a washing machine, a concealed wall mounted Ideal gas fired central heating boiler and a garden door to the side.

A staircase with turn balustrading rises from the hall to the galleried first floor landing with ceiling coving and an airing cupboard with pressurised hot water cylinder and slatted shelf. The PRINCIPAL BEDROOM SUITE is particularly impressive in terms of size and runs the full depth of the property. There is a double bedroom and an open arch into a DRESSING ROOM with fitted wardrobes and an EN-SUITE SHOWER ROOM with a fully tiled shower with waterfall head and separate hose, a vanity unit with inset wash basin, WC with concealed flush and cupboard, tiled floor and walls, integrated ceiling lighting and a chrome towel rail radiator. BEDROOM THREE is a good double room in size with a built in wardrobe and BEDROOM FOUR is also a good room in size with a built in wardrobe.

A further staircase with turned balustrading rises to the upper floor STUDY / LANDING which could be an ideal space for those wishing to work from home with a Velux roof light and two built in wardrobes. BEDROOM TWO is a particularly large, double room in size with a window to the front and two roof lights to the rear, integrated ceiling lighting, access to the roof space and two under eaves storage cupboards. There is a contemporary SHOWER ROOM with a fully tiled double shower with rainfall head and separate hose, WC with concealed flush and cupboards to either side together with a vanity unit with inset wash basin with cupboards beneath and backlit mirror above, tiled floor and walls, integrated ceiling lighting and chrome towel rail radiator. NB this floor could equally be used as one fine principal suite.

## OUTSIDE

Brook View stands in a lovely position with a mature green outlook to the front and stands behind shaped front lawns with box privet hedge surrounds, a paved path to the front door and a DRIVEWAY to the side providing ample off street parking. There is a DETACHED DOUBLE GARAGE with a remote controlled electric elevating door, concrete floor, electric light and power and a courtesy door to the side.

Gated side access from the drive leads over a paved path to the delightful REAR GARDEN which is of an excellent size for a property of this type in this location with a large, paved patio, shaped lawn beyond, corner bed with further bark chip borders and a substantial timber garden shed on a hard standing base.

There are external power sockets and an external cold water supply together with a storage area laid in slate chippings to the side.

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 Superfast are available

Mobile – Ofcom checker shows the four main providers are likely to 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

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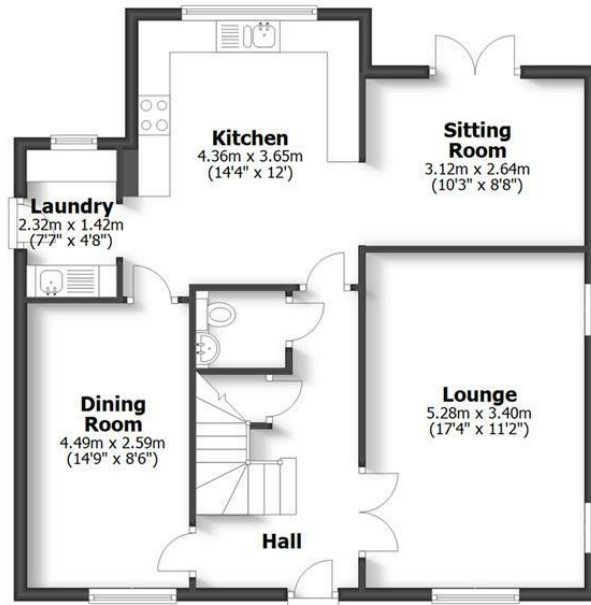
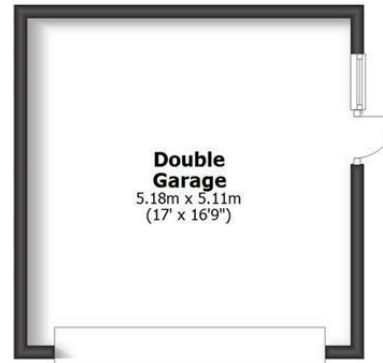
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



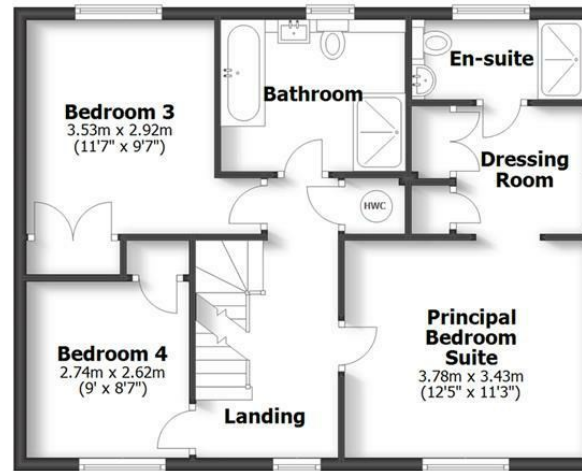
**49 OLD FARM DRIVE  
CODSALL**

HOUSE: 166.5sq.m. 1793sq.ft.  
 GARAGE: 26.4sq.m. 285sq.ft.  
**TOTAL: 192.9sq.m. 2078sq.ft.**

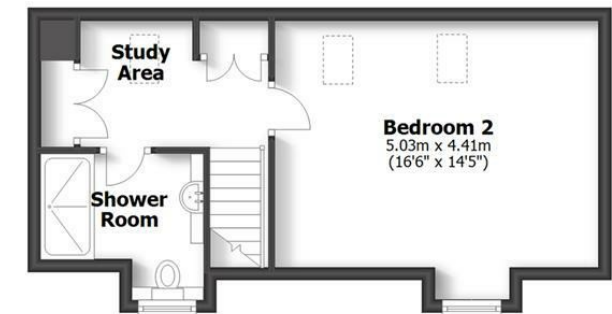
INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**



**Second Floor**

