



46 Wood Road, Codsall, Wolverhampton, WV8 1DN

BERRIMAN
EATON

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NO UPWARD CHAIN

An extended, detached property which has been refurbished with contemporary kitchen and bathroom suites. There is the potential to create an annex out of the existing accommodation should buyers so wish.

LOCATION

The property stands on the outskirts of Codsall which is an exceptionally popular South Staffordshire village which benefits from a full and comprehensive range of local facilities and amenities.

Wolverhampton City Centre is within easy reach and communications are excellent with rail services running from Codsall Station and the M54 being within a few minutes' drive. The area is well served by schooling in both sectors and has consistently proved to be held in high regard within the housing market.

DESCRIPTION

46 Wood Road has undergone extensive refurbishment and extensions since the purchase in 2018. The focal point of the ground floor is the open plan living / dining / kitchen with bifold doors onto an entertaining terrace in the rear garden. There is the option to create ancillary accommodation out of the sitting room / shower room and storeroom should buyers so wish.

ACCOMMODATION

A step rises to the composite front door which opens into the HALL with integrated ceiling lighting, LVT flooring, an understairs cupboard and a GUEST CLOAKROOM with a vanity unit with wash basin with cupboards beneath, WC and LVT flooring. The LOUNGE has a large picture window and an electric fire set in a formal surround. There is an open plan, L-shaped LOUNGE / DINING / KITCHEN with ample space for both seating and dining, wiring for a wall mounted TV, LVT flooring, integrated ceiling lighting and bifold doors to the garden. The kitchen has a roof lantern flooding the room with light with a range of wall and base units with a five ring gas hob with contemporary filtration unit above, two built in electric ovens, stainless steel sink and drainer, integrated dishwasher, integrated fridge freezer and a door to the LAUNDRY with a range of wall and base units, space for a washing machine and tumble dryer, integrated ceiling lighting, LVT flooring and a door to a large STOREROOM with an atrium roof light, an internal door to the garage and a SHOWER ROOM with a shower cubicle, vanity unit with wash basin, cupboards, WC and tiled flooring. A door from the store opens into the SITTING ROOM which could be used for several different purposes including playroom, study, gym with wiring for a wall mounted TV, integrated ceiling lighting, LVT flooring, a double glazed window and double glazed French doors to the rear garden. NB the sitting room, storeroom and shower room could also provide the basis for ancillary accommodation.

A staircase with glazed balustrading rises to the first floor landing with a window to the front and access to the loft. The PRINCIPAL BEDROOM SUITE has a double glazed window to the rear, integrated ceiling lighting and an EN-SUITE SHOWER ROOM with a tiled shower cubicle with waterfall head and separate hose, wash basin with drawers beneath, WC and tiled flooring. BEDROOM TWO is a good size double room with integrated ceiling lighting and a double glazed window and BEDROOM THREE is also a good size with a double glazed window and integrated ceiling lighting. The BATHROOM has a P-shaped bath with shower over, vanity unit with wash basin with cupboard beneath and WC, tiled flooring, integrated ceiling lighting and a double glazed window.

OUTSIDE

46 Wood Road sits behind a shaped lawn with a DRIVEWAY to one side leading to the GARAGE has an electric roller shutter door, concrete floor, electric light and power and an internal door to the storeroom.

The REAR GARDEN has a good size entertainment patio with shaped lawn with mature and flowering shrubs to the borders, a pergola, a greenhouse, an external cold water supply and external lighting.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND E – Wolverhampton

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 the four main providers are likely to cover the area outside with limited availability inside

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

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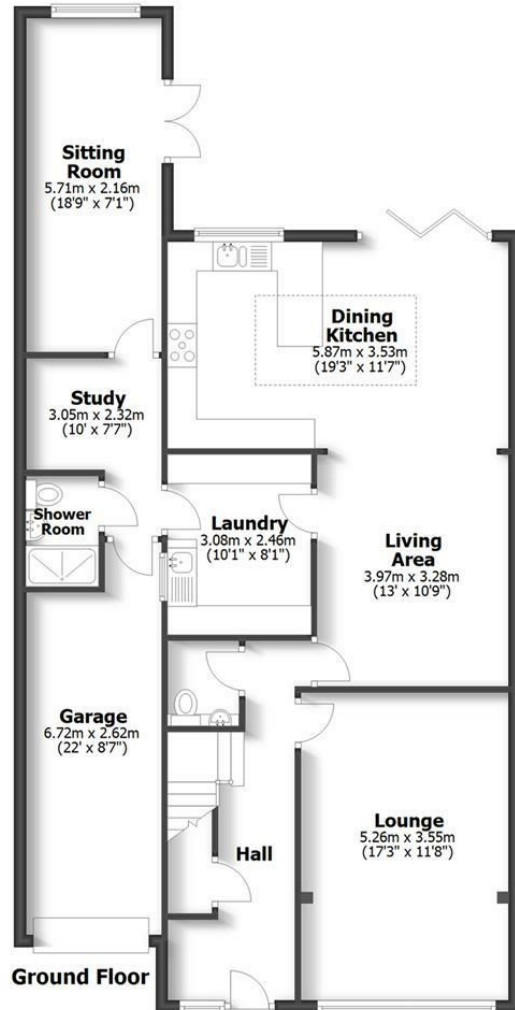
Offers Around
£459,950

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.

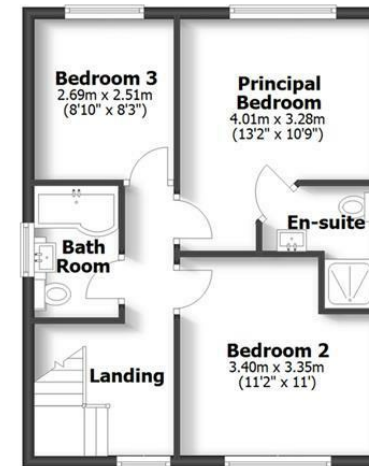


**46 WOOD ROAD
CODSALL**



HOUSE: 140.9sq.m. 1516sq.ft.
 GARAGE: 14.4sq.m. 155sq.ft.
TOTAL: 155.3sq.m. 1671sq.ft.

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



First Floor

