



1 Fairfield Drive, Codsall, Wolverhampton, WV8 2AB

BERRIMAN  
EATON

# 1 Fairfield Drive, Codsall, Wolverhampton, WV8 2AB

An attractive, four double bedroom, detached property with well-proportioned accommodation over both ground and first floors located close to Codsall Train Station

## LOCATION

1 Fairfield Drive stands in a lovely position within walking distance of the village centre with its comprehensive range of local amenities. There is a full range of shopping facilities available together with banking facilities, a chemist, doctors surgery and public houses with restaurants. Codsall Train Station is within easy walking distance facilitating fast access to Birmingham, Shrewsbury and beyond. Furthermore, Codsall is extremely well served by schooling in both sectors.

## DESCRIPTION

1 Fairfield drive offers well proportioned accommodation over both ground and first floors with four double bedrooms and a shower room to the upper floor and three reception rooms, a kitchen, laundry and guest cloakroom to the ground floor. The property benefits from gas central heating, a drive, tandem garage and a lovely rear garden.

## ACCOMMODATION

A double glazed door opens into the HALL with a window to the side and a GUEST CLOAKROOM with WC, pedestal wash basin and a double glazed window. There is a good size LOUNGE with a bay window to the front and a picture window to the side, coved ceiling and a gas fire set in in marble surround and an understairs cupboard. Glazed doors open into the DINING ROOM with a window and door to the rear garden and coved ceiling. There is an INNER HALL with a linen cupboard leading to a SITTING ROOM with a bay window to the front, coved ceiling and an electric fire set in a formal surround. The KITCHEN has a range of wall and base units with roll top working surfaces and matching splash back with under cupboard lighting, stainless steel sink and drainer with window over, a four ring gas hob with filtration unit above and electric oven beneath, space for an undercounter fridge and dishwasher. The LAUNDRY has base cupboards with a sink over, space for a washing machine, tumble dryer and a fridge freezer, a window to the rear and a courtesy door to the side.

Stairs from the hall rise to the first floor landing with access to the loft, an over stairs cupboard housing the Baxi boiler and a window to the side. There are FOUR DOUBLE BEDROOMS, and the SHOWER ROOM has a shower cubicle with waterfall head and separate hose, pedestal wash basin, WC, tiled floor, tiled walls, integrated ceiling lighting, heated ladder towel rail and a double glazed window.

## OUTSIDE

1 Fairfield Drive sits behind a front lawn with planted beds with a DRIVEWAY leading to the TANDEM GARAGE with double doors to the front, concrete floor, electric light and power and a courtesy door and window to the rear.

There is gated side access to the REAR GARDEN with a paved patio to the rear of the property with external lighting and cold water supply with a shaped lawn beyond with planted shrubs to the 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 are likely to cover the area outside with limited coverage inside

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  
£425,000

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.



**1 FAIRFIELD DRIVE  
CODSALL**

HOUSE: 128.3sq.m. 1381sq.ft.  
 GARAGE: 23.8sq.m. 256sq.ft.  
**TOTAL: 152.1sq.m. 1637sq.ft.**

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



