



13 The Paddock, Codsall, Wolverhampton, WV8 2BN

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A superbly situated and substantially extended semi-detached property standing towards the head of a small and exclusive cul-de-sac setting.

The property requires a comprehensive scheme of refurbishment affording buyers the opportunity to personalise the property to their own individual tastes and desires

LOCATION

The Paddock is a small cul-de-sac standing in a prestigious position off Suckling Green Lane. This property stands in a small, unadopted drive serving just eight properties at the end of The Paddock.

The extensive range of local facilities available in the village centre itself are within walking distance, local rail services run from both Codsall and Bilbrook stations, Wolverhampton City Centre is within easy reach and the area is well served by schooling in both sectors.

DESCRIPTION

13 The Paddock provides particularly spacious five bedroom accommodation which has been extended to both the ground and first floors to create a sizable home of much note. The property benefits from double glazing and gas fired central heating but would benefit from a full scheme of modernisation in order to realise its full potential.

ACCOMMODATION

A double glazed front door opens into the HALL with parquet flooring to part and a useful cloaks and storage cupboard. There is a large DINING ROOM with a double glazed front window and glazed double doors opening into the LOUNGE which is a fine living room with a double glazed picture window overlooking the rear garden, double glazed French door and a white painted Adams style fireplace with cast iron wood burning stove. The BREAKFAST KITCHEN has a wide range of wall and base mounted cupboards, a sink unit, double glazed window overlooking the rear garden, gas hob, electric oven and a double glazed side door.

A staircase from the hall rises to the part galleried landing with access to the roof space. There are FOUR BEDROOMS, all of which have double glazed windows together with BEDROOM FIVE / STUDY which has a double glazed window overlooking the rear garden, which is currently used as a dressing room, and which could be an ideal nursery or office for those wishing to work from home. The BATHROOM has a panelled bath with shower over, pedestal basin and WC, a linen cupboard and a double glazed window.

OUTSIDE

13 The Paddock stands in a superb location and stands towards the head of the cul-de-sac in a small, unadopted private drive serving just eight properties. There is a DRIVEWAY laid in tarmacadam providing off street parking and a shaped front lawn together with an integral GARAGE with an elevating door, courtesy door to the side, electric light and a wall mounted Worcester Bosch gas fired central heating boiler.

There is a path to the side with a gate leading to the REAR GARDEN with a timber decked terrace to the rear of the property, a shaped lawn and stocked and matured beds and borders.

DIRECTIONS

Using the What3words app: [///book.villa.really](https://www.what3words.com/#!/book.villa.really)

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 / Superfast / Ultrafast are available

Mobile – Ofcom checker shows the four main providers are likely to cover the area outside with some likely and some limited coverage 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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01562 546969

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Offers Around
£325,000

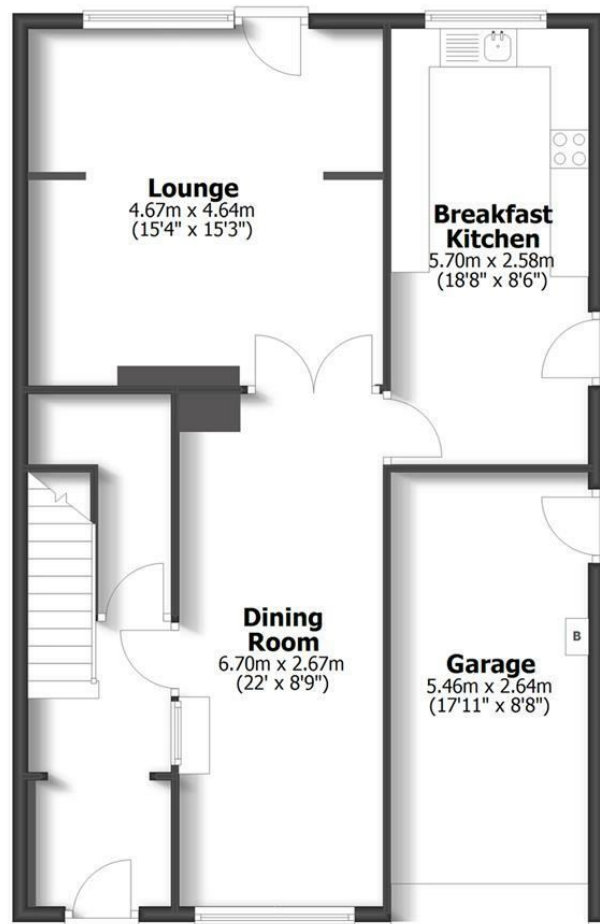
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and 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.

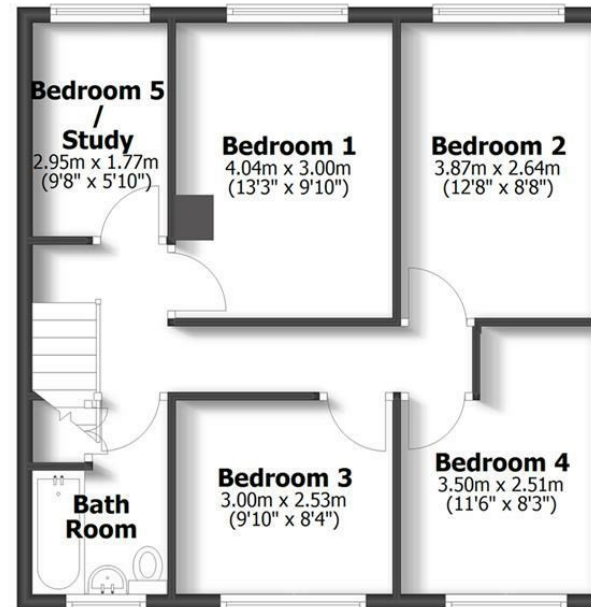


13 The Paddock

Codsall



Ground Floor



First Floor

HOUSE: 125.5sq.m. 1351sq.ft.
GARAGE: 14.4sq.m. 155sq.ft.
TOTAL: 139.9sq.m. 1506sq.ft.

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

