



33 Birches Park Road, Codsall, Wolverhampton, WV8 2DT

BERRIMAN  
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# 33 Birches Park Road, Codsall, Wolverhampton, WV8 2DT

A traditional semi-detached property, which has been updated by the present owners, positioned in a sought after location close to the shops and train station at Birches Bridge and within easy reach of the village centre. NO UPWARD CHAIN.

## LOCATION

The property is located close to an array of local amenities which are available within a short distance in the village of Codsall and the Birches Bridge shopping parade.

The area is well served by schooling of high repute in both sectors and communications are excellent with local rail services running from both Codsall and Bilbrook Stations affording convenient access to the more extensive facilities provided by the City Centre itself and the whole of the West Midlands.

## DESCRIPTION

33 Birches Park Road is a traditional semi-detached property with three bedrooms, two reception rooms, a well proportioned breakfast kitchen and a modern bathroom.

The property benefits from a driveway, garage, enclosed rear garden, double glazed windows and gas central heating.

## ACCOMMODATION

A double glazed door opens into the ENTRANCE HALL with coved ceiling, GUEST CLOAKROOM having WC, wash hand basin and heated towel rail. The LIVING DINING ROOM has a double glazed bay window to the front, feature wall panelling, inset log burner and glazed window and door to the CONSERVATORY having double glazed doors onto the rear. The BREAKFAST KITCHEN is a good size with wall and base mounted units, fitted marble effect work top, free standing island with breakfast bar and shelving, ceramic sink and drainer, integrated fridge freezer, dishwasher, free standing cooker with extractor above, door to rear, conservatory and further door to the GARAGE housing wall mounted gas central heating boiler.

Stairs with wooden balustrading rise to the FIRST FLOOR LANDING with double glazed window to the side, access to the boarded loft. The PRINCIPAL BEDROOM comprises a double room, feature wall panelling, double glazed window to front, fitted seating and draws below. BEDROOM TWO is a double room with a range of fitted wardrobes, TV point and window to rear. BEDROOM THREE has a window to the front, fitted shelving, currently being used as a home office. The BATHROOM comprises a shower cubicle with rainfall shower, WC, stone bowl wash hand basin, heated towel rail, inset ceiling downlights and window to rear.

## OUTSIDE

The property stands behind a tarmacadam DRIVEWAY affording off street parking and access to the garage. There is a sizeable REAR GARDEN being laid to lawn with mature shrubs and paved terrace providing a delightful seating area.

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 are available

Mobile – Ofcom checker shows there is limited coverage, all four of the main providers have coverage outdoors.

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

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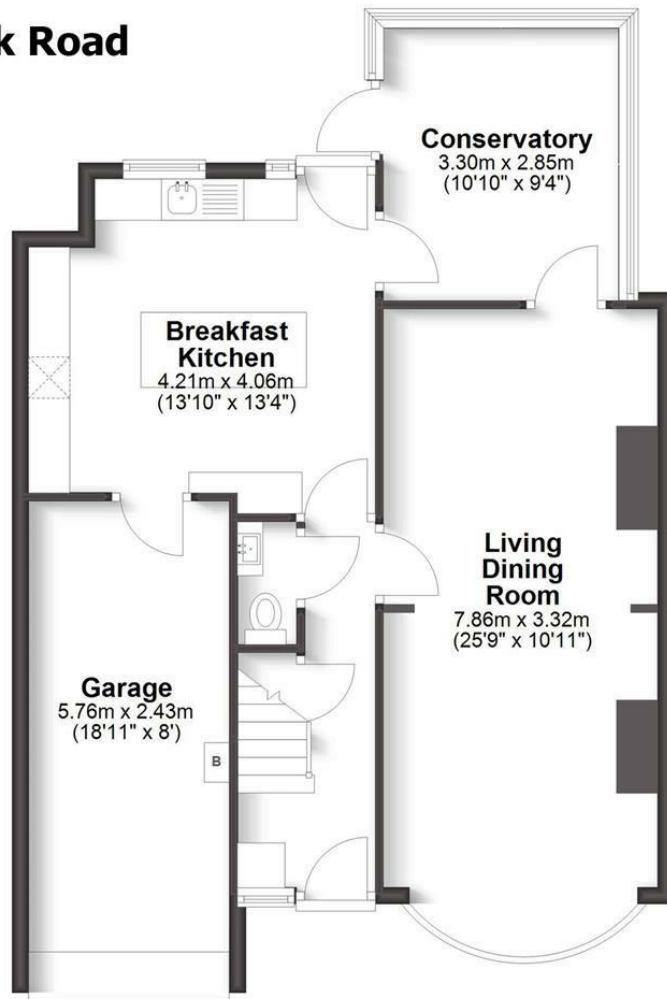
Offers Around  
£350,000

EPC: D

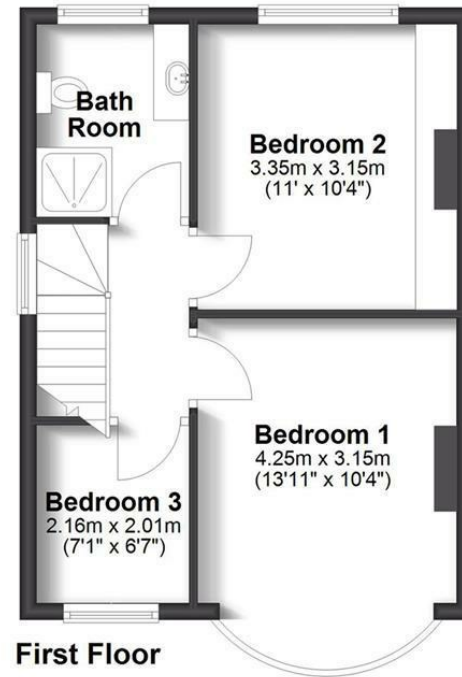
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



**33 Birches Park Road**  
Codsall



**Ground Floor**



**First Floor**

HOUSE: 93.1sq.m. 1003sq.ft.  
GARAGE: 14sq.m. 151sq.ft.  
**TOTAL: 107.1sq.m. 1154sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

