



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

BERRIMAN
EATON

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A traditional link semi detached property in a sought after location in Codsall close to the local shops and train station at Birches Bridge and within easy reach of the village centre.

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

45 Birches Park Road is a well presented, traditional link semi detached property with two reception rooms, kitchen, store, office, utility and laundry to the ground floor and three bedrooms and a modern bathroom to the first floor.

The property benefits from a driveway, a good size garden, double glazed windows and gas central heating.

ACCOMMODATION

A double glazed composite door opens into the ENTRANCE HALL having laminate flooring throughout, under stairs storage space and a door to the LOUNGE with a double glazed bay window to the front elevation and a feature fireplace with tiled hearth and open fire. The KITCHEN comprises wall and base units with fitted work top and tiled splash back, stainless sink with drainer, integrated cooker with gas hob and extractor above, integrated dishwasher, inset ceiling down lighters, understairs pantry, a double glazed window to the rear, a DINING and SITTING area with inset log burner and doors to the rear and a door to the UTILITY having space for a fridge freezer, a door to the store and a further door into the OFFICE having a window and door to the rear and door to the LAUNDRY housing space for a washing machine and tumble dryer. There is a further STORE having a double glazed window to the front and a storage cupboard. Please note that this room was converted from an original garage and there are no building regulations in place for this conversion.

Stairs with wooden balustrading rise to the FIRST FLOOR LANDNING with a double glazed window to the side and access to the loft. BEDROOM ONE is a double room with a double glazed bay window to the front. BEDROOM TWO is a double room with a window to the rear and BEDROOM THREE has a window to the front. The BATHROOM comprises a well appointed suite with free standing bath and separate shower cubicle, wash hand basin with vanity cupboard below, tiled flooring, chrome heated towel rail and a double glazed window to the rear.

OUTSIDE

The property has a gravelled DRIVEWAY affording off street parking for several vehicles and a generous REAR GARDEN which is laid to lawn with a decked and paved terrace and mature trees.

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 one of the four main providers is likely to have coverage indoors with all four having likely 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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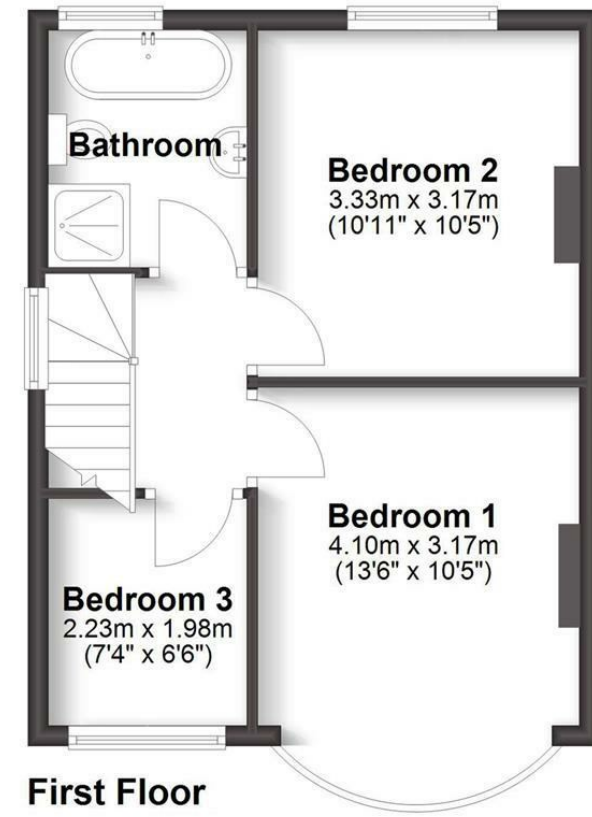
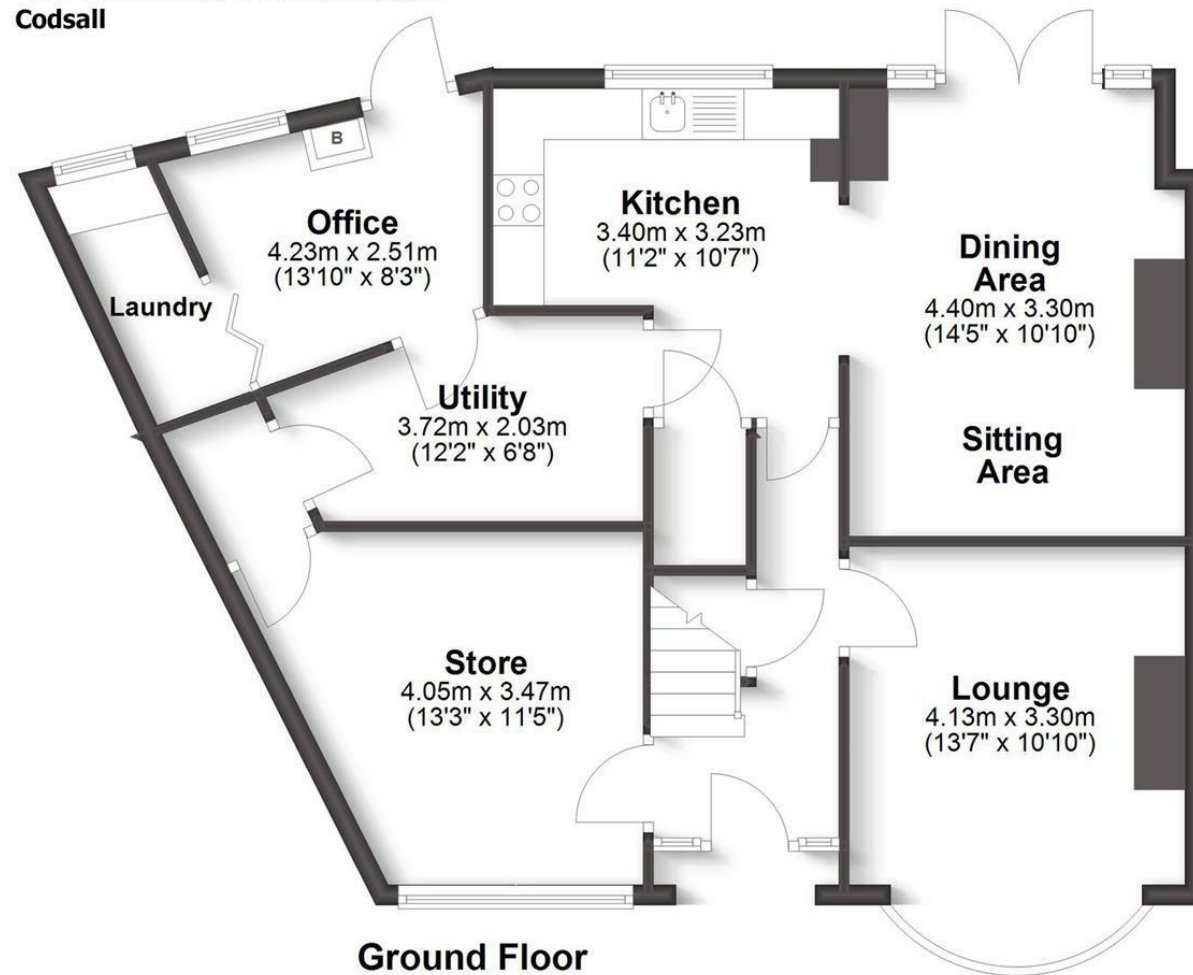
Offers Around
£325,000

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.



45 Birches Park Road Codsall



TOTAL: 110.3sq.m. 1188sq.ft.

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

