



75 Wood Road, Codsall, Wolverhampton, WV8 1DN

BERRIMAN
EATON

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An beautifully presented, period end of terrace residence standing on the fringes of the village centre with delightful open views to the rear.

LOCATION

75 Wood Road 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.

DESCRIPTION

The property is a superb example of its type and is a fine, period residence which has been reconfigured and refurbished to an exacting standard with an exceptional attention to detail. To the ground floor there is a living room, well-appointed Kitchen and dining room together with three bedrooms and family bathroom to the first floor. The property benefits from off street parking, a delightful rear garden, double glazed and gas central heating.

ACCOMMODATION

A double glazed front door opens into the PORCH with tiled flooring, double glazed windows and a glazed door opening into the HALL having Herringbone flooring throughout, feature wall panelling and a door into the LIVING ROOM with a double glazed walk in bay front window, wiring for mounted wall lights, inset log burner, fitted shelving, and open archway to the KITCHEN comprising a comprehensive range of wall and base shaker style units with fitted work surface and tiled splash back, a coordinating free standing centre island, sink with drainer integrated fridge freezer and dishwasher, a range style cooker, wine cooler, integrated ceiling lights, a double glazed window to the rear and a door to the DINING ROOM having fitted storage units, built in storage cupboard, double glazed window and door to the rear.

Stairs with integrated lighting rise to the first floor LANDING with built in airing cupboard and access to the loft. BEDROOM ONE is a double room with built in storage cupboard and double glazed French doors opening on to a Juliette balcony. BEDROOMS TWO AND THREE are good sizes with double glazed front windows. The BATHROOM has a fitted suite with a panelled bath, pedestal basin, WC and separate fully tiled shower, part tiled walls, shelved storage cupboard and a double glazed window to the rear.

OUTSIDE

The house stands behind a wide DRIVEWAY laid in tarmacadam providing ample off street parking.

There is gated access to the side to the delightful REAR GARDEN with a large, paved patio to the rear of the house leading to the shaped rear lawns beyond with dividing rockery garden and paved path to one side. There is a lovely open outlook to the rear.

There is a brick and tile UTILITY ROOM to the rear with plumbing for a washing machine, electric light and power and a WC.

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 there is some limited coverage indoors with all four main providers 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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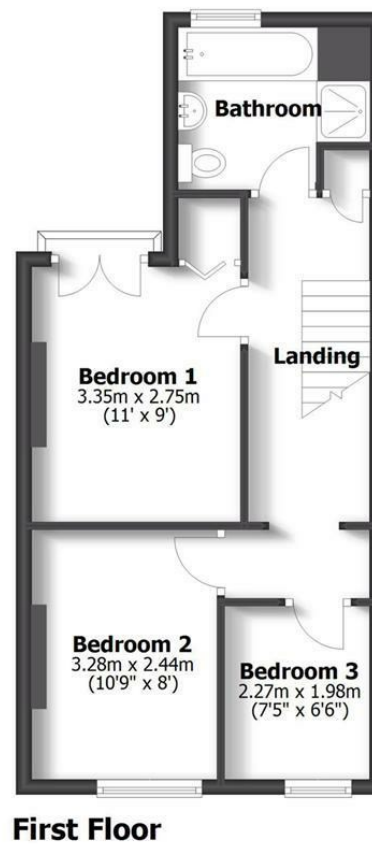
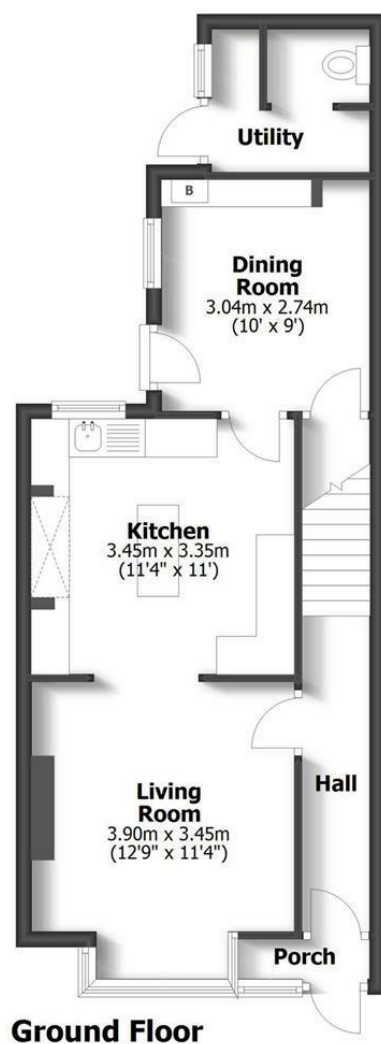
Offers Around
£349,950

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.



75 WOOD ROAD CODSALL



TOTAL: 82.8sq.m. 892sq.ft.

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

