



75 Birches Road, Codsall, Wolverhampton, WV8 2JJ

BERRIMAN  
EATON

# 75 Birches Road, Codsall, Wolverhampton, WV8 2JJ

An outstanding family home which has been extended and is well presented with contemporary appointments of quality and with the additional benefit of detached garage and charming rear garden.

## LOCATION

The property stands in an established and popular residential area within easy reach of excellent local facilities with Codsall Village centre being nearby. There is convenient travelling to the city centre, local rail services run from both Codsall and Bilbrook Stations, J2 of the M54 facilitates fast access to Birmingham and beyond and the highly publicised i54 Business Park is easily accessible.

Furthermore, the house is well served by local schooling in both sectors and across all age ranges.

## DESCRIPTION

75 Birches Road is a superb property which benefits from accommodation of much style and depth. The house has been extended to the rear to enhance the scope of the accommodation provided and the property has been well maintained over the years providing modern appointments of quality.

## ACCOMMODATION

A double glazed door with side panels opens into the RECEPTION HALL with coving, understairs storage cupboard and a door into the LOUNGE having a double glazed walk in bay window to the front, window to the side and a feature fireplace with white surround and coal effect gas fire. The SITTING ROOM has coving, wiring for wall mounted lights and a double-glazed front window. THE DINING KITCHEN has tiled flooring, a comprehensive range of wall and base high gloss cupboards with fitted worktops, a coordinating centre island with sink and drainer, integrated appliances including a fridge freezer and dishwasher, there is space for a range style cooker, integrated ceiling down lighters, double glazed French doors to the rear, double glazed roof lights, a wood burning effect gas fire and a further door into the LAUNDRY having a stainless steel sink, wall and base mounted cupboards, space for a washing machine and tumble dryer, a double glazed door to the rear and a door to the downstairs SHOWER ROOM comprising a tiled shower cubicle, vanity unit with wash hand basin, wc, a wall mounted Worcester Bosch boiler, integrated ceiling down lighters and a double glazed window.

Stairs with wooden balustrading rise to the FIRST FLOOR LANDING having access to the boarded loft. The PRINCIPAL SUITE comprises a double room, fitted wardrobes with sliding doors, double glazed window and ENSUITE SHOWER ROOM having tiled shower cubicle with rainfall shower, wc, wash hand basin with vanity cupboard beneath, heated towel rail and a double glazed rear window. BEDROOM TWO is a double room with double glazed window, fitted wardrobe and chest of draws. BEDROOM THREE is a double room with built in storage cupboard and a double glazed windows to two elevations. The BATHROOM is a well-appointed suite comprising panelled bath, tiled shower cubicle, vanity with wash hand basin and cupboards beneath, heated towel rail, intergraded ceiling lights and double glazed roof light.

## OUTSIDE

The property is set back from the road with a stone wall to the boundary and hedged border, there is a Tarmac DRIVEWAY affording ample off street parking, a shaped lawn with well stocked beds and a detached GARAGE with electric light and power, window and doors to the side. Gated side access to both sides opens into the delightful REAR GARDEN which has been well maintained by the current owners and enjoys a good degree of privacy with well stocked beds and borders, a paved patio and steps up to a gravelled and paved pathway leading to shaped lawn.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND F – 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 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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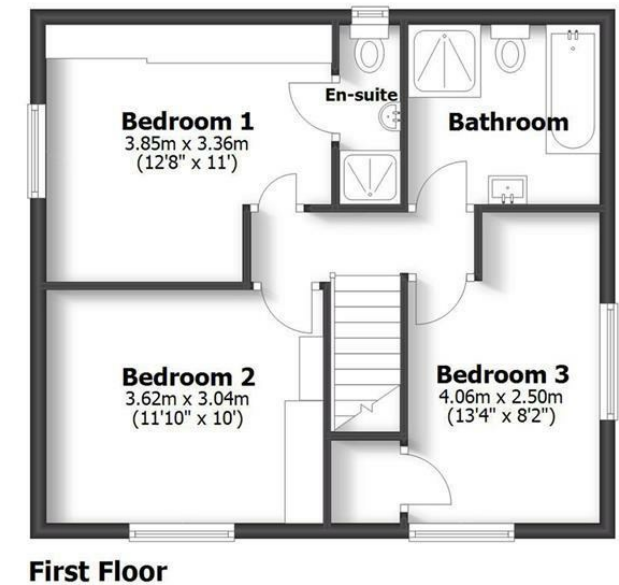
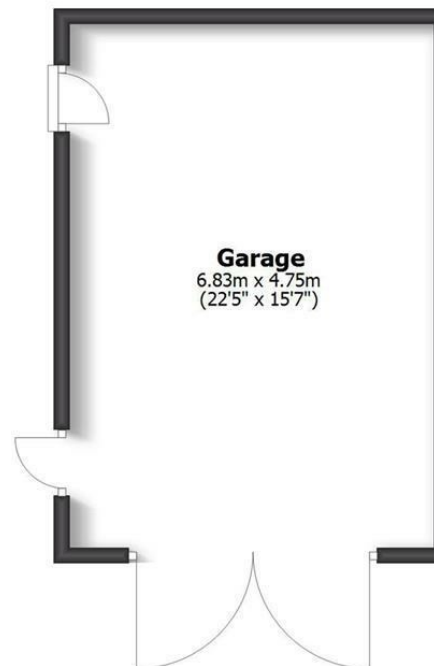
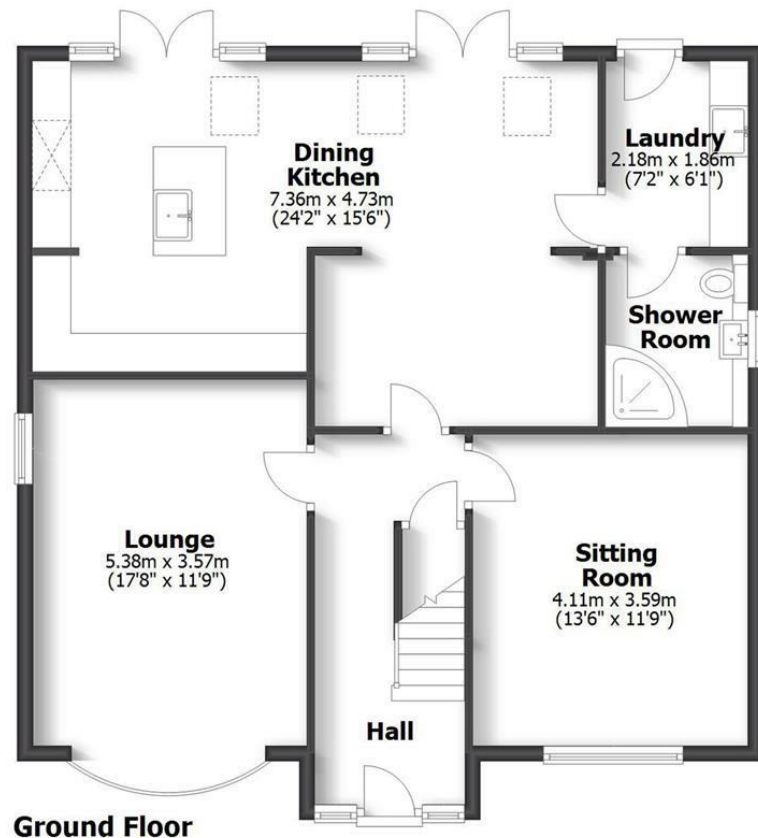
Offers Around  
£515,000

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.



## 75 BIRCHES ROAD CODSALL



HOUSE: 131.9sq.m. 1420sq.ft.  
GARAGE: 32.4sq.m. 349sq.ft.  
**TOTAL: 164.3sq.m. 1769sq.ft.**

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

