



14 Greenacre Drive, Codsall, Wolverhampton, WV8 2JA

BERRIMAN  
EATON

# 14 Greenacre Drive, Codsall, Wolverhampton, WV8 2JA

A superbly presented four bedroom detached house with well-proportioned accommodation over both ground and first floors in a sought-after South Staffordshire location

## LOCATION

Greenacre Drive is a highly regarded cul-de-sac close to the wide ranging facilities available within Birches Bridge Shopping Parade and Bilbrook Railway Station is particularly accessible with direct connections to Shrewsbury, Birmingham and beyond. Communications are excellent with the M54 being nearby and there is schooling of high repute in both sectors.

## DESCRIPTION

14 Greenacre Drive is an ideal family home with well-proportioned accommodation over both ground and first floors with two reception rooms, a breakfast kitchen and guest cloak room to the ground floor and a bedroom suite, three further bedrooms and a bathroom to the first floor. The property benefits from a driveway, garage and rear garden along with double glazing and gas central heating.

## ACCOMMODATION

A double glazed door opens into the ENTRANCE HALL with laminated flooring, coved ceiling, dado rail, under stairs storage cupboard and GUEST CLOAKROOM with WC, part tiled walls and wash hand basin with vanity cupboard below. The LOUNGE has a feature fireplace with marble hearth and slip and gas fire, coving, dado rail, wiring for mounted wall lights and double glazed sliding doors onto the rear garden. The BREAKFAST KITCHEN comprises wall and base mounted units with fitted worktop, breakfast bar, tiled flooring, integrated appliances including fridge, double oven, microwave, dishwasher, gas hob with extractor above, sink and drainer, space for a washing machine, wall mounted gas central heating boiler, double glazed window to two elevations and a door into the garage. The DINING ROOM has a double glazed bay window to the front, coving and laminate flooring.

Stairs with wooden balustrading rise to the FIRST FLOOR LANDING with pull down ladder access to the loft and airing cupboard. The PRINCIPAL BEDROOM SUITE comprises a good size double room currently with a king size bed, a range of fitted furniture and ENSUITE SHOWER ROOM having shower cubicle with rainfall shower, WC, wash hand basin with vanity cupboard below and double glazed rear window. BEDROOM TWO is a double room with fitted wardrobes, over bed storage, chest of draws and double glazed front window. BEDROOM THREE has a fitted wardrobe and double glazed window and BEDROOM FOUR has a double glazed window to the front.

## OUTSIDE

The property has a shaped lawn and Tarmacdam DRIVEWAY to the front affording off street parking and GARAGE with space for a tumble dryer and freezer and door to the rear. The REAR GARDEN enjoys a good degree of privacy with a shaped lawn, paved patio, well stocked beds and borders.

We are informed by the Vendors that all mains' services are connected  
COUNCIL TAX BAND E – 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 and likely 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.

The long term flood defences website shows very low risk.

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£430,000

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.



## 14 GREENACRE DRIVE CODSALL

HOUSE: 103.5sq.m. 1114sq.ft.  
GARAGE: 15.1sq.m. 162sq.ft.  
**TOTAL: 118.6sq.m. 1276sq.ft.**

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



