



**Coniston House, 20 Suckling Green Lane, Codsall, Wolverhampton, WV8 2BL**

**BERRIMAN**  
**EATON**









## Coniston House, 20 Suckling Green Lane, Codsall, Wolverhampton, WV8 2BL

A superbly presented five bedroom detached property that has been extended to the rear and has a fine flow of reception rooms to the ground floor and planning permission has been granted for to extend to the first floor over the garage.

**CONISTON HOUSE**  
20 SUCKLING GREEN LANE, CODSALL



HOUSE: 221.5sq.m. 2384sq.ft.  
GARAGE: 17.9sq.m. 193sq.ft.  
**TOTAL: 239.4sq.m. 2577sq.ft.**

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





## LOCATION

The property stands in a fine location in a sought-after area and is within easy walking distance of the wide-ranging facilities available within Codsall Village centre itself.

Excellent schooling in both sectors is easily accessible and there are excellent communication links with rail services running from Codsall station with direct connections to Birmingham, the M54 facility fast access to the motorway network and the whole of the Industrial West Midlands and there are easy motor routes to Wolverhampton city centre.

## DESCRIPTION

20 Suckling Green Lane is well appointed throughout with contemporary kitchen and bathroom suites. There has been an extension to the rear creating a fine flow of reception rooms to the ground floor and planning permission has been submitted for a first floor extension over the garage with a decision date of 16th April 2025 predicted.

There is a ground floor shower room and spice kitchen, these combined with the study could create annex accommodation for multi generational families should buyers so wish.

## ACCOMMODATION

An open PORCH with external lighting opens into a PORCH with solid oak flooring, a porthole window to the side and glazed double doors open into the HALL with wood flooring, integrated ceiling lighting and a GUEST CLOAKROOM with WC, corner wash basin, coat hooks and tiled flooring. The LOUNGE has a double glazed window to the front and a coal effect gas fire with formal surround. The DINING ROOM is a good size with a double glazed bow window to the front, wiring for wall lights, gas fire set in a marble hearth with wooden surround and glazed doors open into the GARDEN ROOM with double glazed double doors to the rear, engineered oak flooring with under floor heating, wiring for a wall mounted TV, wiring for wall lights and six Velux windows. The DINING KITCHEN has a range of cream, gloss fronted units with display shelving, butchers block working surfaces with tiled splash back and under cupboard lighting, integrated wine fridge, a five ring gas hob with stainless steel splash back and extractor fan above, a composite sink, two Bosch integrated ovens, an integrated microwave, integrated larder fridge and a centre island with breakfast bar end and double socket, cupboards and wine shelving, there is tiled flooring throughout with under floor heating, integrated ceiling lighting and a coordinating dining table and double glazed double doors to the rear garden. The BOOT ROOM / LAUNDRY has tiled flooring throughout, a glazed door to the front and a glazed door to the rear. There is a range of wall and base units, a sink and drainer, space and plumbing for a washing machine and tumble dry and dishwasher, space for a chest freezer, heated ladder towel rail and an internal door to the garage. There is a PREPARATION KITCHEN with a sink and drainer, a four ring gas hob, an electric oven and space for a small fridge. The GROUND FLOOR SHOWER ROOM has a tiled shower cubicle, WC, pedestal wash basin, heated ladder towel rail and a linen cupboard with slatted shelving. The STUDY has wood laminate flooring and windows to the rear and side. This room could be used for a variety of different purposes including gym, craft room or this side of the house could be used for ancillary purposes accommodation with a private front door through the laundry.

Stairs from the hall rise to the first floor landing with access to the loft. The PRINCIPAL BEDROOM SUITE has a large double bedroom with wiring for wall lights, a double glazed window to the rear, a walk in wardrobe with hanging rails, shelving and drawers and an EN-SUITE SHOWER ROOM with a double shower, vanity unit with twin wash basins with cupboards beneath, WC, tiled walls and a heated ladder towel rail. BEDROOM TWO is a good size double with a double glazed window to the front and built in cupboard over the bedhead recess. BEDROOM THREE is a good size with a double glazed window overlooking the rear garden. BEDROOM FOUR is double in size with fitted furniture including a knee hole dressing table, wardrobes and cupboards. BEDROOM FIVE is a good size with fitted cupboards, kneehole desk and a double glazed window and the BATHROOM has a panelled bath, shower cubicle, pedestal wash basin, WC, tiled walls, heated ladder towel rail and a double glazed window.

## OUTSIDE

The property sits behind a DRIVEWAY laid in brick setts affording off road parking for several vehicles with mature shrubs to the borders and an area of lawn. There is external lighting. The GARAGE has an up and over door, concrete floor, electric light and power, a wall mounted Vaillant boiler and a pressurised hot water system.

## PLANNING PERMISSION

A planning application has been granted for:

Reference: 25/00027/FULHH

"First floor extension to existing garage"

This would provide an additional suite with a double bedroom, en-suite and dressing area.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND G – 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.

Offers Around £795,000

EPC: C

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.













**Tettenhall Office**  
01902 747744  
[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

**Bridgnorth Office**  
01746 766499  
[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

**Wombourne Office**  
01902 326366  
[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

**Worcestershire Office**  
01562 546969  
[worcestershire@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

**Lettings Office**  
01902 749974  
[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

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