



45 Sandy Lane, Codsall, Wolverhampton, WV8 1EW

BERRIMAN
EATON

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A superbly appointed four bedroom family home finished to a high standard with fixtures and fittings of note

LOCATION

45 Sandy Lane stands on the fringes of a highly regarded modern development by well-known builders of repute Messer's Taylor Wimpey in an outstanding in a sought after South Staffordshire village. Codsall provides a comprehensive array of local facilities which are more than ample for everyday needs and there is easy access to Wolverhampton. Local rail services run from both Codsall and Bilbrook Stations with direct connections to Birmingham and the M54 is easily accessible facilitating fast access to Shrewsbury, Birmingham and beyond.

The area is well served by schooling with Codsall Community High School being within easy walking distance and the property benefits immensely from its Sandy Lane address.

DESCRIPTION

45 Sandy is a substantial detached family home providing extensive living accommodation over two floors with the focal point of the property being the stylish dining kitchen. The property benefits from contemporary kitchen and bathroom suites with Porcelanosa tiled flooring to the majority of the ground floor, double glazed windows, gas central heating, ample parking and a double garage.

ACCOMMODATION

An open tile hung PORCH has a composite door opening into the HALL with tiled flooring, a useful understairs cloaks and storage cupboard and a GUEST CLOAKROOM with WC, wash basin, tiled floor and part tiled walls and a double glazed window to the side. The LOUNGE has two double glazed windows to the front, double glazed French doors and windows to the rear and an electric fire set in a formal surround. The SITTING ROOM / STUDY has a dual aspect with double glazed windows to the front and side and an electric fire set in a formal surround. There is a large DINING KITCHEN with the kitchen having a range of contemporary wall and base units with granite working surfaces with a breakfast bar end, a five ring gas hob with filtration unit above, a double integrated electric oven, integrated dishwasher, integrated fridge freezer, space for a washing machine, double glazed windows to two elevations, there is ample space for dining with a double glazed window to the side and French doors to the rear garden, there is tiled flooring throughout and integrated ceiling lighting.

Stairs with wooden balustrading rise to the first floor landing with a double glazed window, an airing cupboard housing the pressurised hot water system with slatted shelf above. The PRINCIPAL BEDROOM SUITE has a large double bedroom with double glazed windows to two elevations, there is a large bank of fitted wardrobes and an EN-SUITE SHOWER ROOM with tiled shower cubicle, WC, pedestal wash basin, part tiled walls and a double glazed window. BEDROOM TWO is also double in size with double glazed windows to two elevations. BEDROOM THREE is also double in size with double glazed windows to two elevations and access to the loft and BEDROOM FOUR is also a good size with a double glazed window to the front and a large storage cupboard. The HOUSE BATHROOM has a panelled bath with shower over and tiled surround, WC, pedestal wash basin, part tiled walls and a double glazed window.

OUTSIDE

45 Sandy Lane is shielded from the road by a hedgerow with a shaped lawn and planted borders beyond with a path to the front door. There is a DRIVEWAY laid in tarmacadam affording parking for several vehicles with an area of shared drive and turning point. There is a DOUBLE GARAGE beyond with two elevating doors, electric light and power, overhead storage and a composite double glazed door to the rear garden. The property benefits from the addition of an EV charger.

There is gated side access to the REAR GARDEN with a paved patio to the rear of the property with shaped lawn beyond.

ESTATE CHARGE

There is an estate charge of £227.61 per annum for the upkeep of the grounds. The fees payable to the management company on sale are £100.00.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND tbc – 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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Offers Around
£545,000

EPC: B

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.



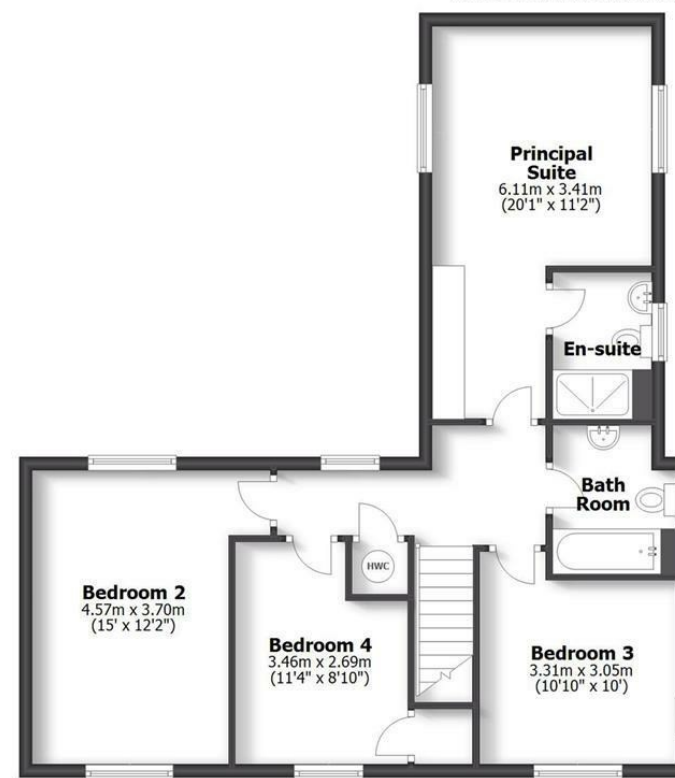
45 SANDY LANE CODSALL

HOUSE: 138.5sq.m. 1490sq.ft.
GARAGE: 29.4sq.m. 316sq.ft.
TOTAL: 167.9sq.m. 1806sq.ft.

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



Ground Floor



First Floor

