



127 Wesley Road, Codsall, Wolverhampton, WV8 1JT

BERRIMAN
EATON

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A three-bedroom semi-detached benefitting from off street parking, a garage and a private rear garden set in a convenient location close to local amenities.

LOCATION

The property stands in a good position close to local amenities and the area is well served by a variety of schools in both sectors. It is within convenient travelling distance of Wolverhampton with public transport being available nearby.

DESCRIPTION

The property offers three bedrooms, two reception rooms, family bathroom and has been extended to the rear ground floor to provide a well-appointed kitchen and conservatory. There is a garage, off-street parking, and an easily maintained rear garden.

ACCOMMODATION

A double glazed door enters into the HALL with a double glazed side window and a further door opens into the LOUNGE with a double glazed bay window to the front elevation, feature fireplace with wooden surround and electric fire, coved ceiling and a door to the KITCHEN comprising wall and base mounted shaker style units with fitted working surface, gas hob with extractor above, stainless steel sink and drainer, dishwasher, integrated electric oven, fridge, washing machine, wall mounted ideal gas boiler, understairs storage cupboard, double glazed rear and side window and an open archway into the CONSERVATORY having double glazed sliding doors and window to the rear.

Stairs rise to the first floor LANDING with loft access and airing cupboard. BEDROOM ONE is a double room with a double glazed front window and built in wardrobes. BEDROOM TWO has a double glazed rear window and BEDROOM THREE/ OFFICE has a double glazed front window. The BATHROOM has a panelled bath with shower over, WC, pedestal wash basin and a double glazed window.

OUTSIDE

The property has a Tarmacadam DRIVEWAY providing off street parking and a GARAGE with up and over door, electric light and power and rear window. Gated access opens into the REAR GARDEN, which is easily maintained having a paved patio, shaped lawn and shrubbed borders.

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 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.

The long term flood defences website shows very low

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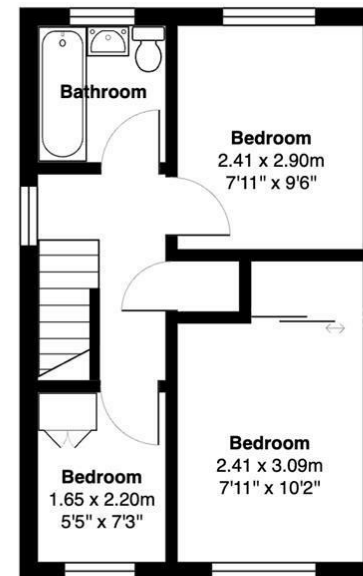
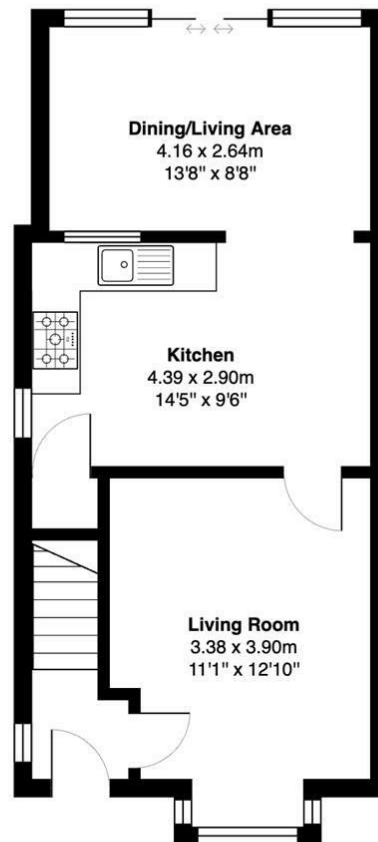
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Offers Around
£265,000

EPC:

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.



Total Area: 72.4 m² ... 780 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

