



57 Moatbrook Lane, Codsall, Wolverhampton, WV8 1DS

BERRIMAN  
EATON

# 57 Moatbrook Lane, Codsall, Wolverhampton, WV8 1DS

A well presented three bedroom end of terrace property which has been extended to the rear with the garage having been converted into another reception room.

## LOCATION

The property stands in a small lane in a private position in a semi-rural location.

Despite the rural idyll of the scene the plot stands within easy reach of the comprehensive and wide ranging facilities for which Codsall village centre is renowned and there is easy access to excellent schooling in both sectors.

Communications are excellent with local rail services running from Codsall station, the M54 facilitating fast access to Birmingham and the entire industrial West Midlands and the highly publicised i54 Business Park being approximately 3.5 miles away.

## DESCRIPTION

57 Moatbrook Lane sits well back from the road behind a driveway. The property has been extended to the ground floor and has a lounge and a sitting room to the front and an extended kitchen dining room to the rear with a garden room off. There are three bedrooms and a bathroom to the first floor.

The property benefits from double glazing, gas central heating and a lovely rear garden.

## ACCOMMODATION

A double glazed door opens into the PORCH with windows to the side and tiled flooring. A wooden door opens into the LOUNGE with a double glazed window to the front, a tiled hearth with wooden mantle and space for a fire and a sliding door opens into the rear hall with a door to the SITTING ROOM / PLAYROOM with a double glazed window to the front and a cupboard housing the wall mounted gas central heating boiler. The focal point of the ground floor is the open plan LIVING / DINING / KITCHEN with tiled flooring throughout and integrated ceiling lighting. The kitchen has a range of wall and base unit with roll top working surfaces, with tiled splash back and under cupboard lighting, a ceramic sink with a double glazed window over, integrated appliances including a fridge freezer, a Neff four ring electric hob with Neff filtration unit above, an electric oven beneath and a Neff dishwasher, space for a washing machine, a wine rack and there is ample space for dining with the living area beyond with double glazed windows and French doors to the rear garden.

Stairs from the rear hall rise to the first floor landing with access to the loft. BEDROOM ONE is a double room in size double with a double glazed window to the rear and a range of fitted furniture with coordinating part wood panelled wall, BEDROOM TWO is also a double room in size with a double glazed window to the front, BEDROOM THREE has a double glazed window to the front and the BATHROOM has a bath with shower over, vanity unit with wash basin and cupboards, WC, heated ladder towel rail, double glazed windows, tiled walls and integrated ceiling lighting.

## OUTSIDE

57 Moatbrook Lane sits behind a DRIVEWAY laid in tarmac affording off road parking for several vehicles with an area of lawn to the side. There is gated side access to the REAR GARDEN with a paved patio with a shaped lawn beyond with flowering shrubs to the borders and a further area of seating to the rear of the garden and a garden shed.

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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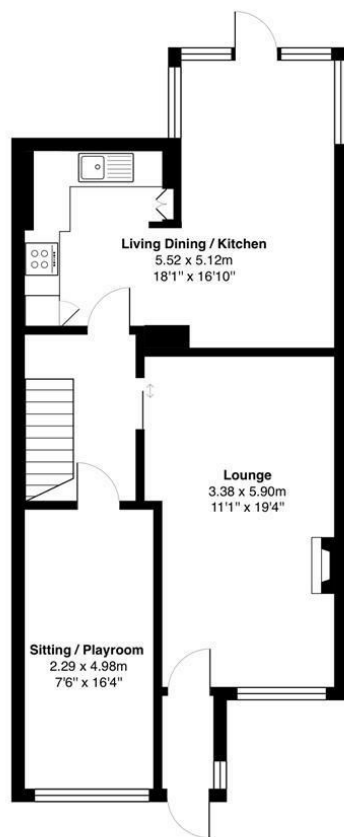
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EPC:

**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: 95.8 m<sup>2</sup> ... 1031 ft<sup>2</sup>

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)



