



105 Suckling Green Lane, Codsall, Wolverhampton, WV8 2BZ

BERRIMAN
EATON

105 Suckling Green Lane, Codsall, Wolverhampton, WV8 2BZ

A fine, family home standing in a prestigious and sought after address with well appointed accommodation which has recently been improved so that the property now provides a well appointed and well presented residence of note. (EPC: D). TETTENHALL OFFICE.

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 facilitating fast access to the motorway network and the whole of the industrial West Midlands and there are easy motor routes into Wolverhampton City Centre.

DESCRIPTION

105 Suckling Green Lane is a well proportioned property with rooms of generous sizes to both ground and first floors.

The house stands in an excellent plot with a particularly impressive frontage and a Southwest facing garden to the rear.

The property has been improved in recent times with works of redecoration, works of improvement to the kitchen, the refitting of the cloakroom and en-suite shower room and the fitting of remote control power blinds to the principal rooms and the installation of garden lighting.

The property is now one of much appeal and can be moved into with little or no works of alteration.

ACCOMMODATION

A wide, gabled and part timbered PORCH has a panelled front door with double glazed windows to either side, tiled floor and a glazed door with matching panels to either side opening into the HALL with coved ceiling, dado rail and wiring for a wall light. The LOUNGE is a well proportioned principal reception space with a wide double glazed picture window to the front with remote controlled blind, a recently fitted stone fireplace with remote control electric log burner, oak flooring, coved ceiling, wiring for wall lights, dado rail and a wide, open doorway into the DINING ROOM which has been extended in depth to create a fine second living area with a light corner aspect with a double glazed window to the rear and double glazed French doors and windows to the terrace, both of which have remote control blinds, oak flooring, dado rail, wiring for wall lights and ceiling coving. The BREAKFAST KITCHEN is an impressive room in size with a comprehensive range of contemporary wall and base mounted cupboards, a four ring Bosch induction hob with filtration unit above and double electric oven beneath, an integrated fridge and freezer, an integrated washer/ dryer, an integrated dishwasher, a contemporary sink unit, a chrome towel rail radiator, tiled floor, part tiled walls, a shelved pantry, a double glazed window overlooking the rear garden and an informal breakfasting area with ample space for a breakfast table, wiring for a wall mounted TV, double glazed French doors to the garden and a full height storage cupboard. A door from the kitchen opens to an INNER LOBBY with tiled floor, a door to the garage and a door to a well appointed CLOAKROOM with a white suite of WC and wall hung wash basin, tiled floor and part tiled walls.

A staircase from the hall with dado rail and steel banister rises to the first floor landing with access to the roof space, wiring for wall lights and a dado rail. The PRINCIPAL SUITE has a large double bedroom with a double glazed window to the front with remote control blind, integrated ceiling lighting, ample space for bedroom furniture and a door into the refitted EN-SUITE BATHROOM with a panelled bath with shower end with waterfall shower over with separate hose, WC and pedestal basin, tiled floor, part tiled walls, integrated ceiling lighting, a wall mounted mirror, a double glazed window and a towel rail radiator. BEDROOM TWO is a good double room in size with two double glazed windows with remote controlled blinds overlooking the rear garden. BEDROOM THREE is also a double room in size with a double glazed window to the front and BEDROOM FOUR is also a well proportioned room with wooden flooring and a double glazed window overlooking the rear garden. There is a SHOWER ROOM with a well appointed suite with a fully tiled shower, WC and pedestal basin, part tiled walls, tiled floor, integrated ceiling lighting, a double glazed window and a chrome towel rail radiator.

OUTSIDE

105 Suckling Green Lane stands behind a superb frontage with a DRIVEWAY laid in herringbone brick pavements providing ample off street parking for several vehicles and an EV charging point. There is a shaped front lawn with stocked beds and borders and an integral GARAGE with double wooden doors, concrete floor, electric light and power, work bench and sink unit and an internal door to the inner lobby.

To the rear of the property is a delightful GARDEN which has recently been re-landscaped to part with a large terrace laid in herringbone brick pavements with an ornamental pond with water feature, a shaped lawn and flint chipped borders, garden lighting and a SUMMER HOUSE.

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND F - 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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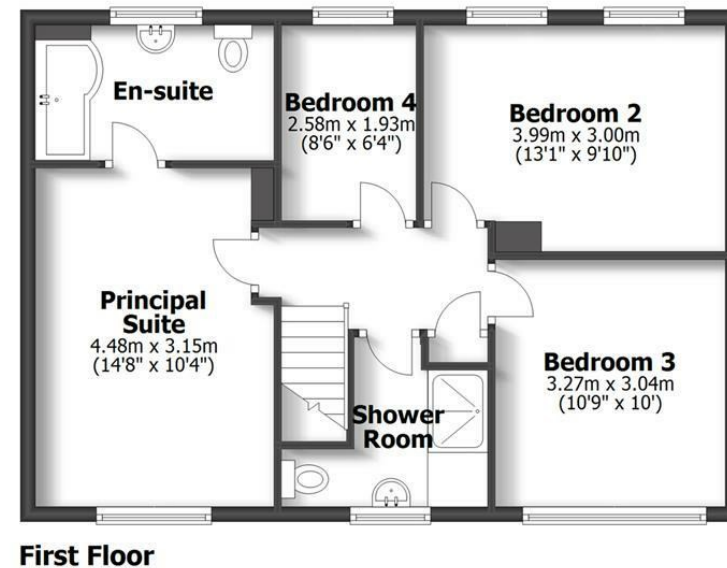
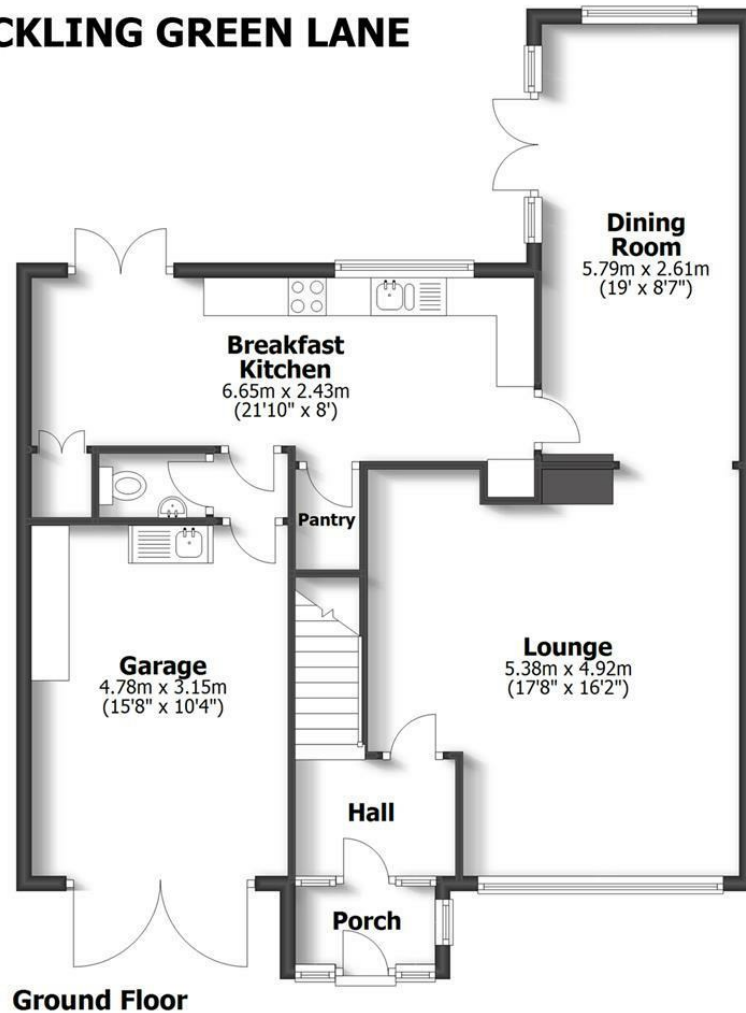
Offers Around
£545,000

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.



105 SUCKLING GREEN LANE **CODSALL**



HOUSE: 127sq.m. 1367sq.ft.
GARAGE: 15sq.m. 162sq.ft.
TOTAL: 142sq.m. 1529sq.ft.

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

