



26 Elliotts Lane, Codsall, Wolverhampton, WV8 1PG

BERRIMAN
EATON

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A particularly well located three bedroom detached property sitting well back from the road in a large plot of a little under a quarter of an acre in total. The property would benefit from a scheme of modernisation making it an ideal purchase for those what want to "make it their own".

LOCATION

26 Elliotts Lane stands in a highly regarded address within Codsall which is, itself, a highly regarded South Staffordshire Village. The village centre provides a full complement of local shopping and leisure facilities and communications are excellent with regular bus services, local rail services running from Codsall Station and the M54 being easily accessible at Junction 2.

Codsall is renowned for its excellent schooling and the house is particularly well situated in this regard as it is within walking distance of Codsall High School and Leisure Centre.

DESCRIPTION

26 Elliotts Lane has well proportioned accommodation over both ground and first floors with two reception rooms, a kitchen and laundry to the ground floor and three bedrooms and a bathroom to the first floor. There is ample parking to the front along with a garage and the garden is large for a property of this type in this location. The property would benefit from a scheme of refurbishment and has the potential for extensions should buyers so wish (subject to gaining all of the usual and necessary consents and permissions).

ACCOMMODATION

A glazed PORCH has a wooden door opening into the HALL with a useful understairs store. The LOUNGE has a double glazed walk in bay to the front, wiring for wall lights, coved ceiling, an electric fire set in a York Stone fireplace and glazed sliding doors open into the DINING ROOM with coved ceiling, wiring for wall light, a double glazed window to the rear and there is an internal window and door to the kitchen with a range of units, a sink with a double glazed window over and a useful pantry. A glazed door opens into a side passage with a LAUNDRY area with wall and base units, power supply, a water supply and a glazed door to the rear garden. There is a CLOAKROOM with WC and wall mounted gas fired central heating boiler and an internal door to the garage.

Stairs from the hall rise to the first floor landing with a double glazed window to the side and access to the loft. BEDROOM ONE is a good size double with a walk in double glazed bay to the front and stripped wooden flooring. BEDROOM TWO is also double in size with a double glazed window to the rear. BEDROOM THREE has a double glazed window to the front, stripped wooden flooring and a useful shelved cupboard. And the BATHROOM has a panelled bath with shower over, pedestal wash basin, WC, a linen cupboard and a double glazed window.

OUTSIDE

26 Elliotts Lane sits well back from the road with ample PARKING to the front with screening hedges and a GARAGE with double doors to the front. There is gated side access to the REAR GARDEN which is unusually large for a property of this nature with a large, shaped lawn with mature shrubs to the borders and three sheds. There is a total plot size of approximately 0.22 acres

We are informed by the Vendors that all mains services are connected and solar panels have been fitted YES - Feed-in Tariff (FiT) scheme with OVO. Payments are received for energy generated. The system is owned outright and not subject to outstanding finance.

COUNCIL TAX BAND D – 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 date coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

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 low risk

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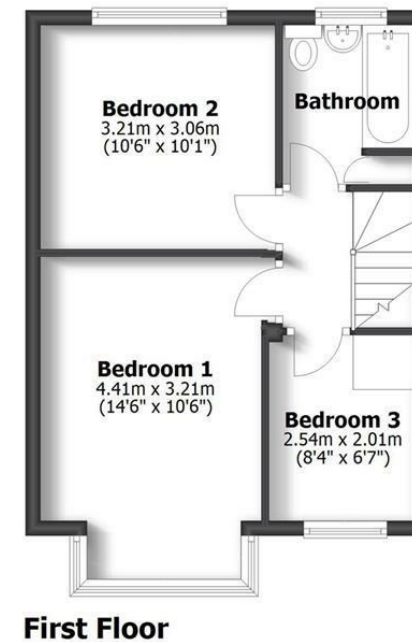
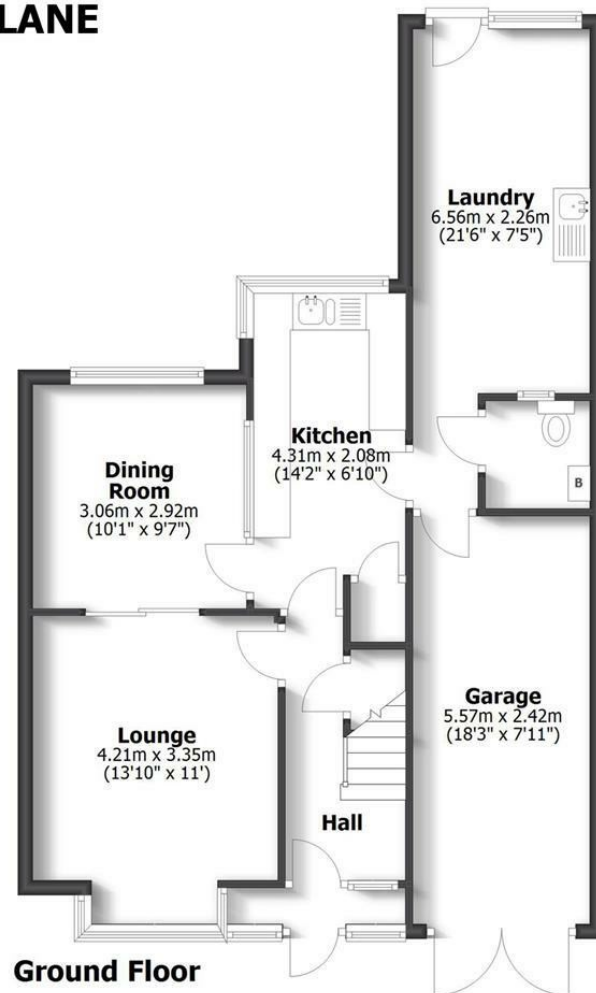
Offers Around
£399,950

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.



26 ELLIOTTS LANE CODSALL



HOUSE: 91.1sq.m. 981sq.ft.
 GARAGE: 13.5sq.m. 145sq.ft.
TOTAL: 104.6sq.m. 1126sq.ft.

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

