



22 Pendeford Mill Lane, Codsall

A Beautifully Presented Three Bedroom Two Bathroom Semi Detached Property. Having Been Recently Extensively Refurbished. With No Expense Spared To Create A Stunning Family Home

22 Pendeford Mill Lane, Codsall, Wolverhampton, WV8 1JG
Asking Price: £360,000

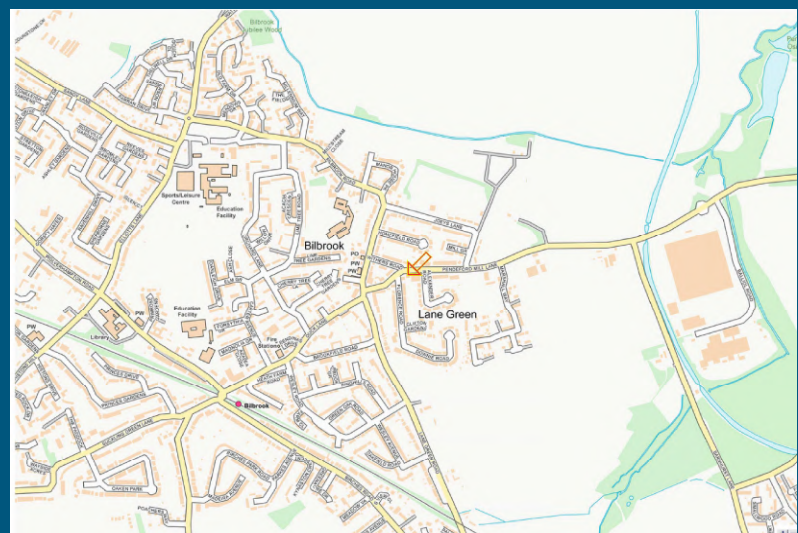
Tenure: Freehold
Council Tax: Band C – South Staffordshire
EPC Rating: D (62) No: 9818-1037-7275-5188-1980
Total Floor Area: 1163sq. ft (108.0sq m.) Approx.
Services: We are informed by the Vendors that all main services are installed

Situated in a popular residential area, convenient for the majority of amenities, this deceptive semi-detached house has been extensively & professionally renovated with no expense spared to create a spectacular family home with a number of high quality fittings.

A superb example of its type and deceptive externally, viewing of the interior is essential to appreciate the surprisingly spacious living accommodation which is stylishly appointed throughout the whole property. Just some of the impressive features include fresh fashionable décor, new carpets & flooring, new heating system & boiler, upgraded electrics, HWAM wood burner stove, new luxury bathrooms and an extended stunning open plan kitchen which has been fitted with a bespoke quality suite, a range of built in Neff appliances and sitting room at rear with bifold doors & pyramid skylight.

The accommodation which measures at approx. 1163sq feet now comprises porch to entrance hall with staircase to first floor, 22ft open living room with dining area, downstairs shower room and a feature kitchen with sitting room at rear. The ground floor also includes utility and internal access to garage with remote controlled roller shutter door. On the first floor there are three bedrooms and a luxury bathroom. At the front of the house, a gated driveway provides ample off road parking and of course leads to the garage. A feature of the property is undoubtedly the neatly landscaped rear garden which provides a most pleasant outlook whilst maintaining the maximum privacy with a large timber summer house which can be used for a multitude of purposes.

Within walking distance of local shops, schools in both sectors & Bilbrook Train Station, Pendeford Mill Lane is only two miles from the M54 motorway and therefore ideal for commuting to principal towns. Perfect for buyers requiring a quality family house ready to just move into, internal inspection highly recommended to realise this is one of the finest examples of its type currently listed on the market!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: Composite double glazed front door, patterned ceramic tiled flooring, vaulted ceiling and two double glazed side windows. **Entrance Hall:** Internal PVC double glazed leaded door, built in meter cupboard, recessed ceiling spotlights, laminate flooring and staircase to first floor.

Living Room With Dining Area: 22'0" (6.70m into bay) x 12'0" (3.65m)

Feature open fireplace with tiled hearth & HWAM log burner stove, two radiators, coved ceiling, recessed ceiling spotlights, laminate flooring, double glazed bay window to front and matching window to rear.

Inner Hall: Built in under stairs storage cupboard.

Downstairs Shower Room: 5'9" (1.75m) x 5'7" (1.70m)

Fitted with a luxury bespoke suite with walk in shower having overhead shower & separate spray, pedestal wash handbasin, recessed WC, chrome heated towel rail, stone effect tiled walls & flooring, wall mounted LED mirror, recessed ceiling spotlights, extractor fan and double glazed opaque window to rear.

Kitchen: 16'5" (5.00m) x 6'3" (1.90m)

Fitted with a matching suite of modern light gloss units comprising a range of base cupboards & drawers with suspended wall cupboards & LED background/ plinth lighting, Quartz worktops with sunken 1½ drainer sink unit & Quooker mixer tap, built in appliances include twin electric Neff ovens with matching 4-ring induction hob with extractor screen over, built in fridge, freezer & dishwasher, pull out bin stores, coved ceiling, recessed ceiling spotlights, stone style tiled flooring and double glazed window to front and open archway to: **Sitting Room: 11'6" (3.50m) x 10'10" (3.30m)**

Graphite vertical radiator, recessed ceiling spotlights, coved ceiling, stone style tiled flooring, glass pyramid skylight with fitted blinds and graphite bifold doors to rear with fitted blinds.

Utility: 11'6" (3.50m) x 4'3" (1.30m)

Plumbing for washing machine, recessed ceiling spotlights, wall mounted Worcester central heating boiler, stone tiled flooring and double glazed window to rear.

Garage: 16'5" (5.00m) x 9'6" (2.90m)

Remote control roller shutter door, power, lighting, vaulted ceiling with recessed spotlights and internal access to sitting room.

First Floor Landing: Recessed ceiling spotlights and loft hatch with pull down ladder.

Bedroom One: 12'2" (3.70m) x 11'0" (3.35m)

Radiator, built in floor to ceiling double wardrobe, coved ceiling and double glazed window to front.

Bedroom Two: 8'10" (2.70m) x 8'10" (2.70m)

Radiator, coved ceiling and double glazed window to rear.

Bedroom Three: 11'8" (3.55m) x 6'7" (2.00m)

Radiator, coved ceiling and double glazed windows to front and rear.

Bathroom: 5'11" (1.80m) x 5'11" (1.80m)

Fitted with a luxury modern white suite comprising P-Shaped panelled bath with shower unit over, separate spray & folding side screen, vanity unit with stores & recessed WC, heated towel rail, LED wall mounted mirror, tiled walls & flooring, recessed ceiling spot lights and double glazed opaque window to rear.

Garden: Full width feature patio with seating area having porcelain style slabs, timber sleepers & steps to shaped lawn, separate paved terrace with log stores, flowering borders with a variety of shrubs & trees, exterior lighting with surrounding fencing. **Summer House: 16'1" (4.90m) x 7'10" (2.40m)**

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.















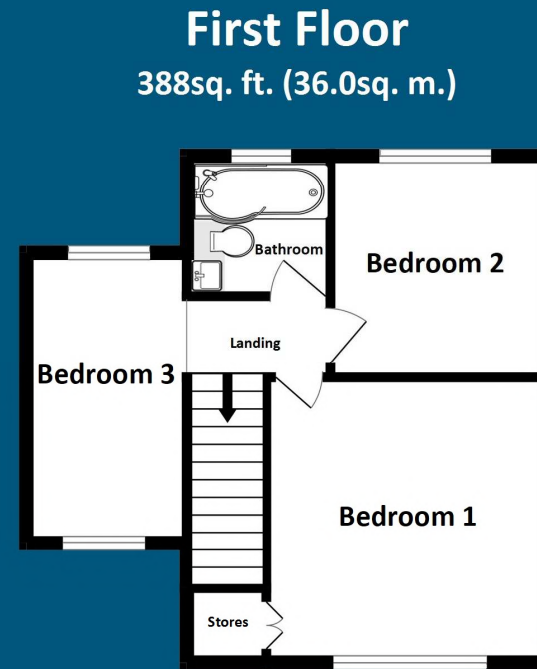






Summer House

Total Floor Area: 1163sq. ft. (108.0sq m) Approx.



PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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