



31 Moatbrook Lane, Codsall

A Beautifully Presented Two Storey Three Bedroom Two Bathroom Character Terraced Property. Having Been Recently Restyled With No Expense Spared To Create A Stunning & Contemporary Home. In An Exclusive Codsall Address!

31 Moatbrook Lane, Codsall, Wolverhampton, WV8 1DW

Asking Price: £290,000

Tenure: Freehold

Council Tax: Band C – South Staffordshire

EPC Rating: D (60) No: 0514-3020-0204-2385-8200

Total Floor Area: 1,044.1sq feet (97.0sq metres) Approx.

No Upward Chain

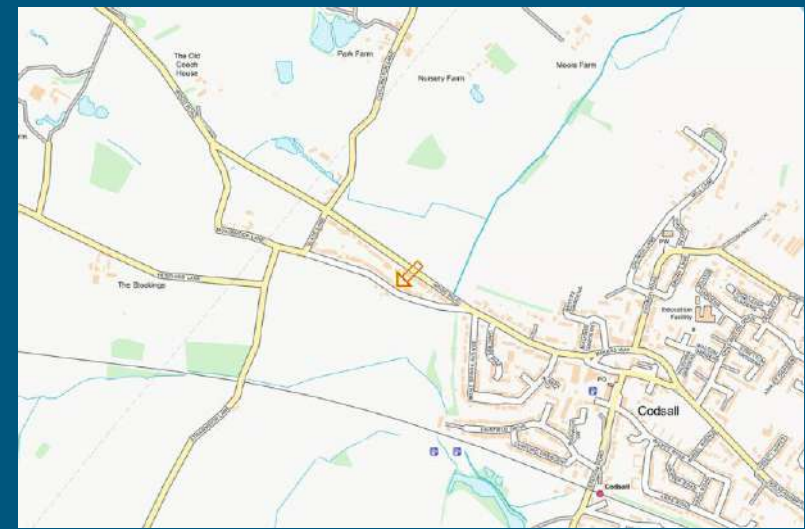
Services: We are informed by the Vendors that all main services are installed

Situated in one of the most popular locations of Codsall just off Wood Road, this deceptive two storey mid terraced house occupies a charming rural setting being adjacent to fields & Nature Reserve, No 31 has recently been sympathetically remodelled to a superior specification providing a beautifully presented home, with no expense spared!

A first class example of its type, viewing of the accommodation which measures at approx. 1,044.1sq feet (97.0sq metres) is essential to comprehend the stylish interior which has been designed to utilise the maximum space. Incorporating many striking features yet maintaining the charm and appeal of a period property, a number of characteristics include fresh & simplistic décor throughout, period open brick fireplaces, quality carpets & flooring, a number of external doors & double glazed windows, replaced central heating boiler, new modern family bathroom and a contemporary breakfast kitchen with French doors onto the garden.

An excellent example of its type, the accommodation includes reception porch, the choice of two open receptions rooms and new breakfast kitchen. An open staircase from the front living room leads to the first floor where there are two double bedrooms and white modern bathroom. A further staircase leads to the second floor master bedroom with ensuite shower room and open views over fields at front. At the front of the house is a driveway and the enclosed rear garden provides a pleasant outdoor space with the useful feature of a gated passage to the front/ side.

Even though Moatbook Lane occupies a rural setting, the property is still within easy distance of Codsall centre with the wide range of facilities therein, together with Codsall train station, favoured schools in both sectors and only minutes from the M54 motorway, making it an ideal location for commuting to principal towns & cities. Ideal for purchasers requiring a home ready to just move into and offered with no upward chain, the accommodation further includes:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: PVC double glazed door with matching full height windows and tiled flooring.

Front Living Room: 14'4" (4.36m) x 12ft (3.65m)

Internal PVC double glazed opaque door, feature brick fireplace with tiled hearth, oak mantle & matching side bench, radiator, open staircase to first floor and double glazed bow window to front. Open archway leads to:

Sitting / Dining Room: 10'9" (3.28m) x 12ft (3.65m)

Brick open fireplace with tiled hearth & matching wood shelving/ benches, radiator and double glazed window to rear.

Breakfast Kitchen: 20'2" (6.14m) x 6'7" (2.01m)

Fitted with a new matching suite of contemporary light grey units comprising black ceramic sink unit with chrome mixer tap, a range of base cupboards & drawers with matching stone effect laminate worktops, suspended wall cupboards, floor to ceiling built in utility cupboard housing Worcester gas fired central heating boiler, recess for cooker, stainless steel extractor hood, plumbing for washing machine, radiator, stone effect vinyl flooring double glazed windows to side and double glazed double doors to rear garden.

First Floor Landing: Concealed staircase to top floor.

Bedroom Two: 11'11" (3.64m) x 10'11" (3.33m)

Radiator and double glazed window to front.

Bedroom Three: 11ft (3.35m) x 8'9" (2.66m)

Radiator and double glazed window to rear.

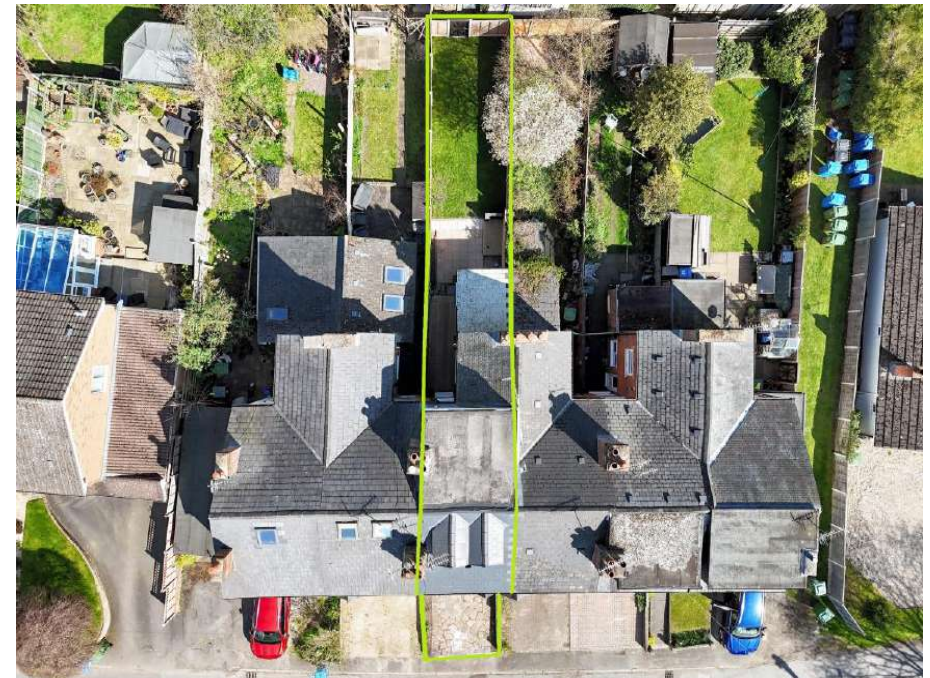
Bathroom: 9'5" (2.86m) x 6'8" (2.02m)

Fitted with a new white suite comprising panelled bath with hand held shower & side screen, vanity unit, low level WC, radiator, part tiled walls, recessed ceiling spotlights, extractor fan, tiled effect vinyl flooring and double glazed opaque window to rear.

Second Floor Bedroom One: 19'6" (5.94m) x 11'8" (3.56m)

Radiator, storage into eaves, double glazed dormer window to front and double glazed window to rear. **Ensuite:** Fitted with a traditional white suite comprising walk in shower with electric shower unit, pedestal wash hand basin, low level WC, tiled walls, extractor fan, tiled effect vinyl flooring and double glazed opaque window to rear.

Rear Garden: Enclosed and neatly landscaped to provide a pleasant outlook yet low maintenance and includes paved patio with decked areas, shaped lawn, surrounding fencing and rear gate to passage/ frontage.





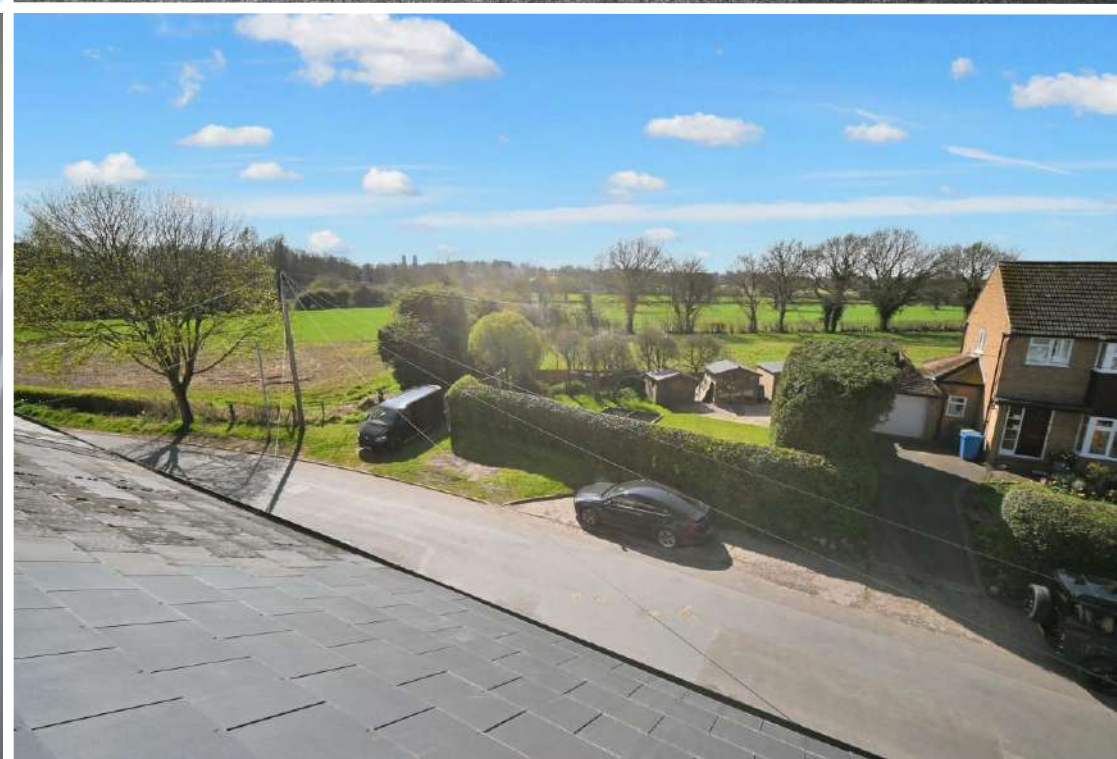
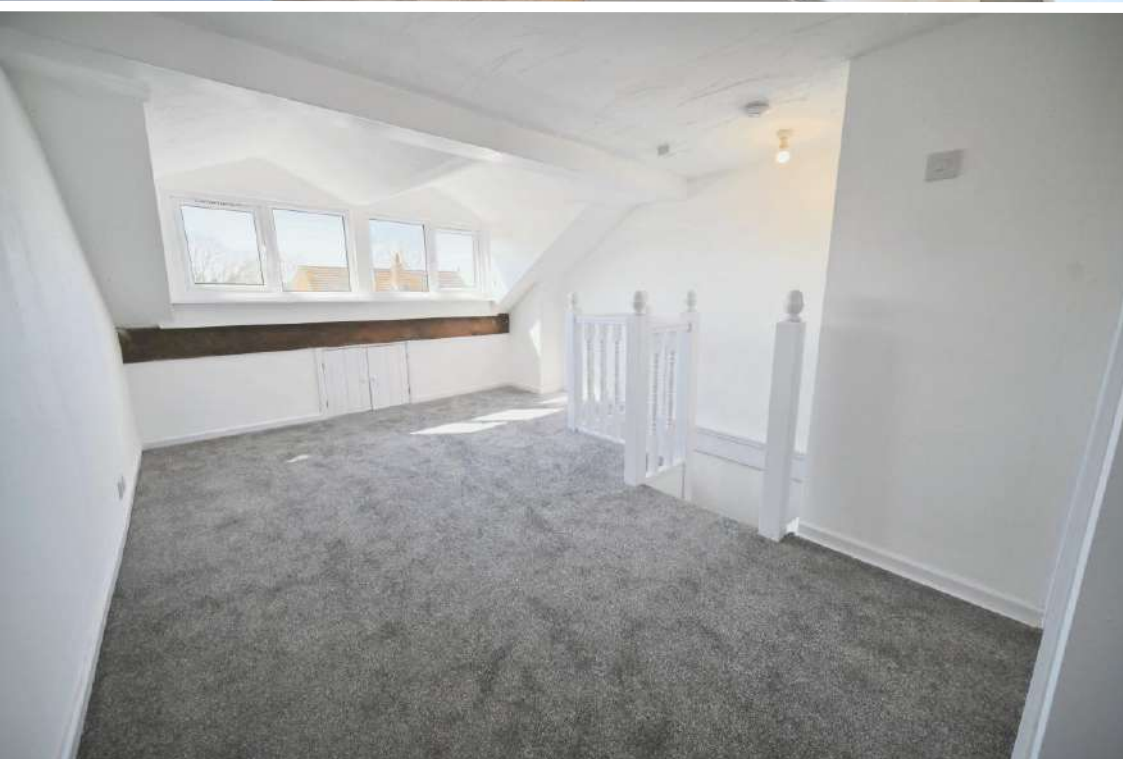
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

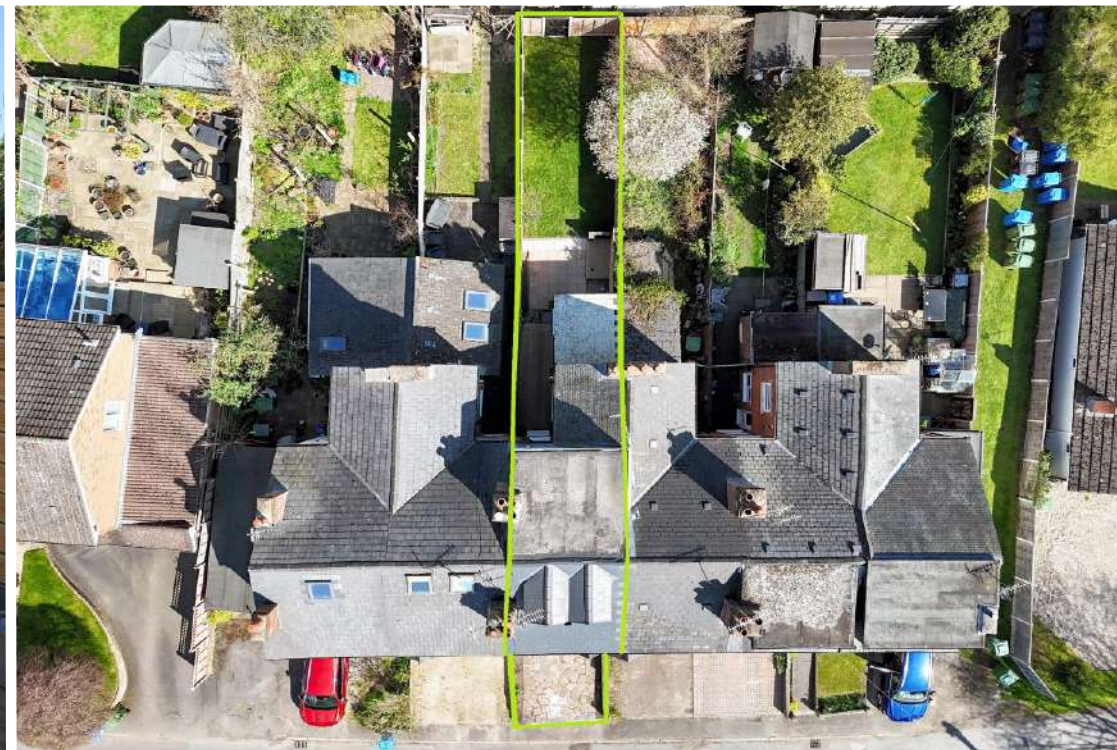










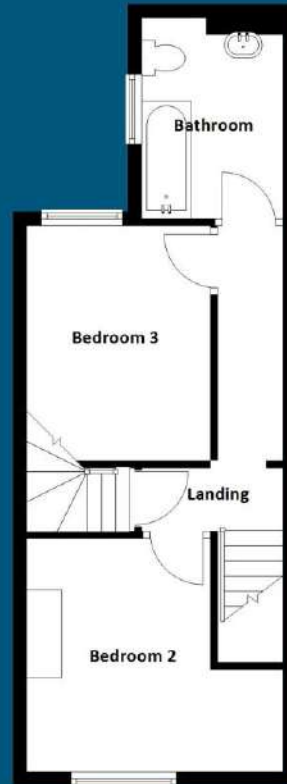




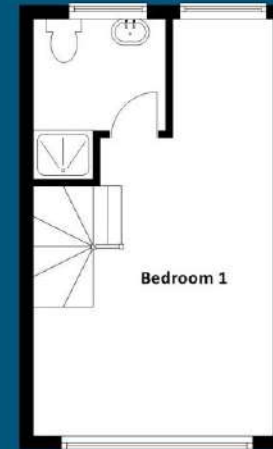


Ground Floor
Approx.: 451.7sq feet
(42.0sq metres)

**Total Floor Area: 1036.8sq feet
(96.3sq metres) Approx.**



First Floor
Approx.: 360.6sq feet
(33.5sq metres)



Second Floor
Approx.: 224.4sq feet
(20.8sq metres)

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.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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