



Bartlams

4 Breerton Close, CODSALL, WV8 1FE



# Offers Over £470,000

**\*NO UPWARD CHAIN\*** Beautifully presented four-bedroom detached family home constructed in 2017 on the popular Wheatfield Manor development overlooking lawn fields and a walkway to the front. Well-presented throughout, entrance hall, downstairs w.c., Living room with bay window and large Kitchen/Diner ideal for hosting. On the first floor are four good-sized bedrooms, principal bedroom with an ensuite and a family bathroom. The loft space has been converted to a seating area with further storage. To the rear is an enclosed rear garden with a patio area and lawn garden.

- OFFERED WITH NO UPWARD CHAIN.
- LIVING ROOM WITH BAY WINDOW.
  - LARGE KITCHEN/DINER .
- ENSUITE TO PRINCIPAL BEDROOM.
- DOUBLE GLAZING AND CENTRAL HEATING.
- OFF ROAD PARKING AND GARAGE.
  - DOWNSTAIRS W.C..
  - ENCLOSED REAR GARDEN.

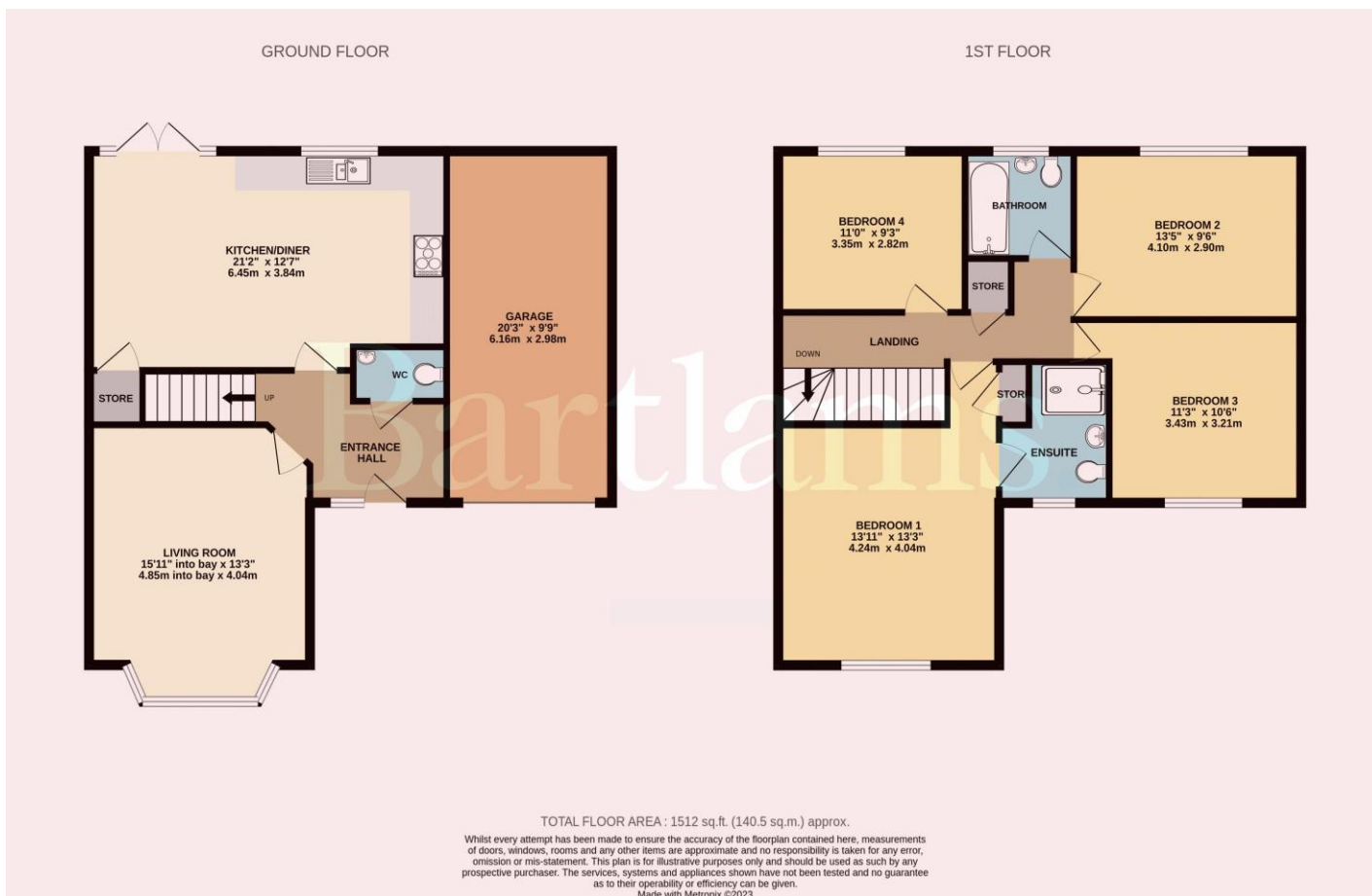


Freehold  
COUNCIL TAX BAND - E  
EPC RATING - B

**NOTICE:** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

**DISCLOSURE:** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

**Bartlams**



PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED: .....

DATE: .....

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