



**21, Birches Park Road**  
**Codsall, Wolverhampton, Staffordshire WV8 2DT**  
**Offers in the region of £435,000**

A DECEPTIVELY SPACIOUS FOUR BEDROOM SEMI DETACHED FAMILY HOME

This property has been extended to the rear resulting in an impressive open plan kitchen/diner. The property further comprises an entrance hall, guest wc, spacious lounge, a room currently used as a treatment room but would make an ideal study, utility, four bedrooms, three of which are doubles, with a balcony off the principal bedroom overlooking the rear garden.

The property further benefits from double glazing and gas central heating throughout, a driveway affording off road parking and a generously sized garage. A full rewire was completed on the property in February 2025.



## 21 Birches Park Road, Codsall, Wolverhampton, Staffordshire WV8 2DT

### LOCATION

Situated in a fantastic location just off Keepers Lane, with Codsall and Bilbrook train stations and Codsall village centre and Birches Bridge shopping precinct within walking distance providing a comprehensive range of shops and amenities. The highly regarded High School, Middle School and Birches First School are also within walking distance.

### FRONT



Having a driveway affording off road parking for four vehicles, leading to the garage and front door. Benefitting from an electric charging point.

### ENTRANCE HALL



A bright and welcoming entrance hall having carpeted flooring, doors leading into the living room and study and stairs leading to the first floor.

### LOUNGE

23'10" x 12'5" (7.27 x 3.79)



A spacious yet cosy lounge having carpeted flooring, radiator, wood burning stove and window to the front. With doors leading into the kitchen/diner.





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### KITCHEN DINER

8'10" x 33'11" (2.71 x 10.36)



### GUEST WC



Having lino flooring, chrome heated towel rail, fully tiled walls, pedestal hand washbasin, close coupled wc, built in storage cupboard and airing cupboard.



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### UTILITY

8'1" x 8'9" (2.47 x 2.68)



Having wall and base units, stainless steel sink, laminate flooring and square edge worktops. With doors into the garage and study.

### STUDY

10'6" x 8'4" (3.22 x 2.55)



A versatile room currently used as a treatment room, having laminate flooring and recess shelving.



### LANDING

Having carpeted flooring, split staircase, doors leading to the four bedrooms and family bathroom and stairs leading to the loft space.

### BEDROOM ONE

16'0" x 14'8" (4.90 x 4.48)



Having carpeted flooring, radiator. window to the front and sliding doors to the rear opening onto the balcony which has deck flooring and overlooks the garden.





### BEDROOM THREE

10'7" x 11'1" (3.24 x 3.39)



### BEDROOM TWO

12'11" x 11'1" (3.95 x 3.39)



A third double bedroom having carpeted flooring, radiator and window to the rear.



A double bedroom having carpeted flooring, radiator and window to the front.





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### BEDROOM FOUR

8'3" x 7'11" (2.53 x 2.43)



Having lino flooring, radiator, window to the front and recess with shelving and hanging rail.

### FAMILY BATHROOM



A contemporary family bathroom having a panel bath, pedestal hand washbasin, close coupled wc, shower enclosure with dual showerheads, fully tiled walls, chrome heated towel rail and obscure windows to the rear and side.

### LOFT

10'3" x 18'11" (3.13 x 5.78)



Having carpeted flooring, radiator, window to the side, two sky lights, two recesses with drawers and a built in storage cupboard with hanging rail.

### GARAGE

17'9" x 15'1" (5.42 x 4.62)

Having electric roller door, wall units, power sockets and plumbing for washing machine.

### REAR



To the rear is a well proportioned garden having a large patio area, paved footpath, lawn, wooden garden store and electrical sockets.

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### COUNCIL TAX BAND C

South Staffs CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

### VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.

### TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

### SERVICES

We are informed by the vendor that all mains services are connected.

### POSSESSION

Vacant possession will be given on completion.

### FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale.

### FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

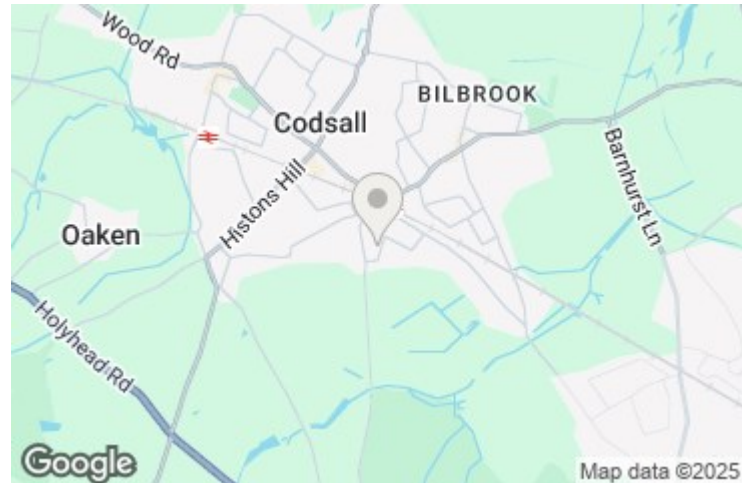
### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked

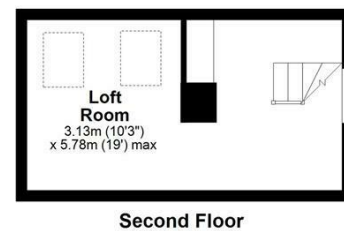
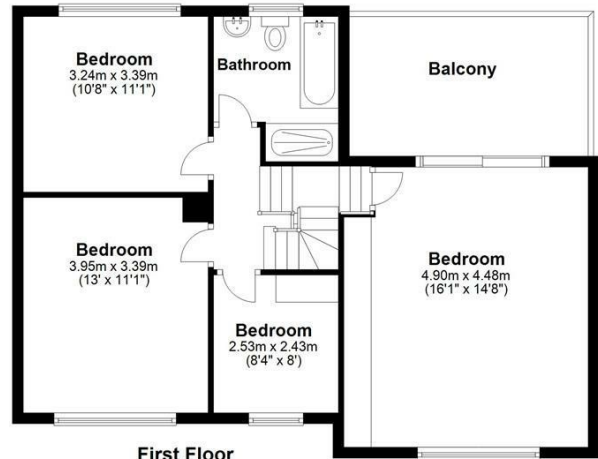
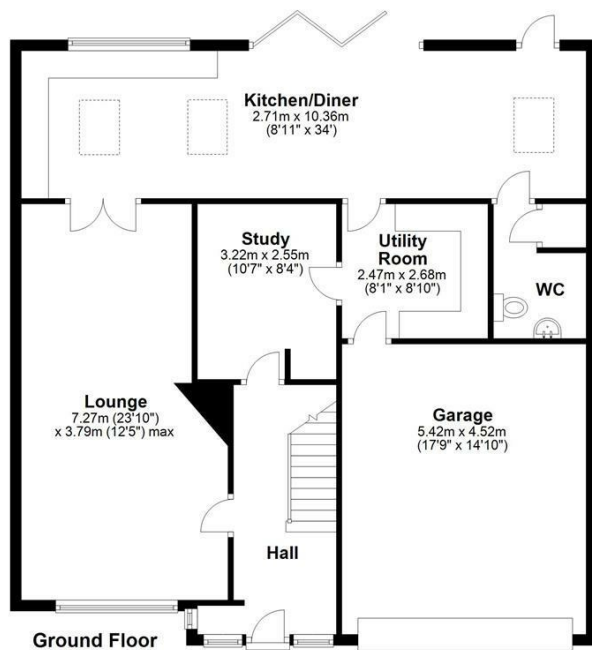
and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

### FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.







Total area: approx. 193.8 sq. metres (2086.4 sq. feet)  
**21 Birches Park Road**

