



Bluebells, 55A Lime Tree Road, Codsall, Wolverhampton, South Staffordshire, WV8 1NX

BERRIMAN
EATON

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A beautiful new-build detached house constructed by renowned builders Tatton Hall Homes enjoying a private gated drive and positioned in the heart of Codsall Village.

LOCATION

Lime Tree Road stands in an established residential development within easy reach of the wide ranging local facilities available within Bilbrook, Birches Bridge and Codsall itself.

Situated within a quiet and exclusive residential setting in the highly sought-after village of Codsall, this beautifully designed two-bedroom detached home offers contemporary living with exceptional energy efficiency and high-quality finishes throughout. One of just two newly built homes within this private development, the property enjoys its own private gated access, allocated parking, and a generously sized rear garden.

DESCRIPTION

Built to an exceptional standard throughout, both properties within this exclusive development have been thoughtfully designed to maximise natural light and energy efficiency. The property benefits from solar panels providing sustainable and cost-effective living for years to come.

The property is being sold with a 10 year Premier Guarantee warranty.

ACCOMMODATION

Upon entering, you are welcomed by a spacious and inviting entrance hall, creating an immediate sense of light and openness. The hallway provides access to all ground-floor accommodation and includes a useful understairs storage cupboard. To the front of the property is a well-proportioned lounge, flooded with natural light from a large front-facing window, while double patio doors to the rear provide direct access to the garden, seamlessly blending indoor and outdoor living.

The stylish kitchen diner offers a contemporary range of units, integrated appliances, and ample space for dining. Double patio doors open directly onto the rear garden, making it an ideal space for entertaining and everyday family living.

Also located on the ground floor is a versatile second bedroom which could equally serve as a sitting room, home office, or snug, benefiting from a large side-facing window. The ground floor further comprises a modern shower room fitted with a WC, wash basin, and shower enclosure, complemented by a frosted side window for privacy.

The first floor is dedicated to an impressive principal bedroom suite, offering generous proportions, excellent storage solutions, and a pleasant outlook to the front. Adjacent is the luxurious family bathroom, featuring a bath, WC, and wash basin, with a large skylight allowing an abundance of natural light to fill the space.

OUTSIDE

Externally, the rear garden has been thoughtfully designed with a patio seating area and a predominantly lawned garden, while a side gate provides convenient access to the front of the property.

We are informed by the Vendors that all mains services are connected and there are solar panels owned outright by the owners.

COUNCIL TAX BAND Newbuild TBC – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows TBC

Mobile data 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 TBC

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

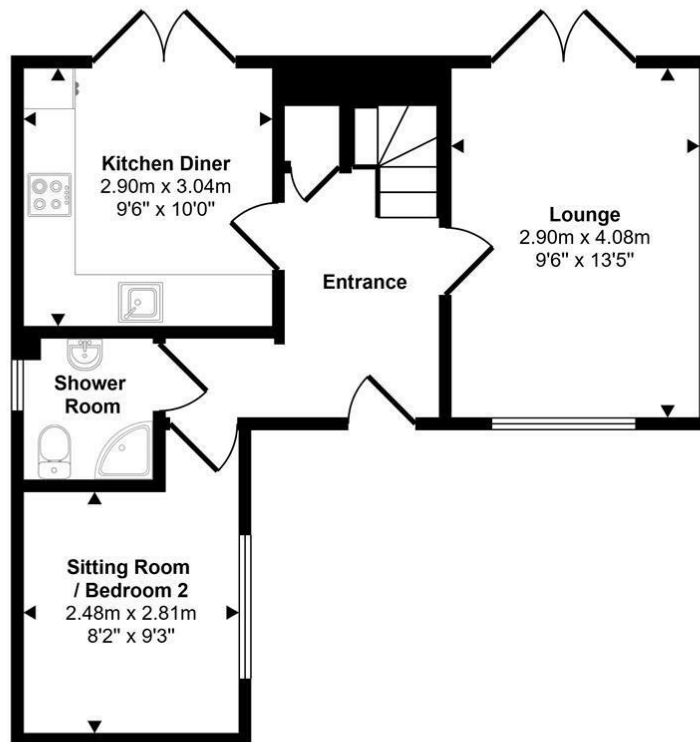
Offers Around
£369,950

EPC: A

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.

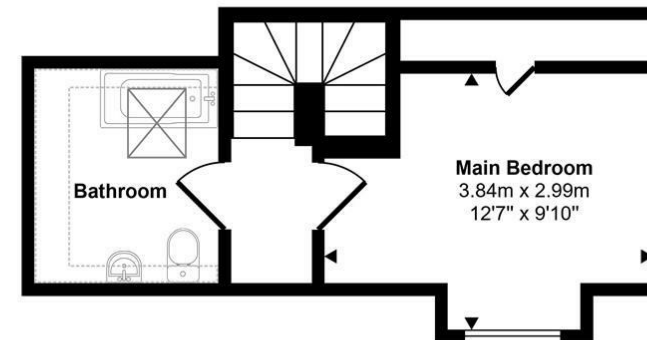


Approx Gross Internal Area
63 sq m / 681 sq ft



Ground Floor
Approx 41 sq m / 446 sq ft

 Denotes head height below 1.5m



First Floor
Approx 22 sq m / 235 sq ft

