



Bartlams  
1902 759 888  
For Sale

Bartlams.

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8 Birches Avenue, Codsall - WV8 2JG

Offers Over £350,000



## 8 Birches Avenue

Codsall, Wolverhampton

An immaculately presented and thoughtfully extended property, creating a superb family home, enhanced by the addition of fully owned solar panels providing an annual feed-in tariff, together with an electric vehicle charging point. Arranged over two floors with the added benefit of a boarded loft room, the property occupies a highly sought-after village setting, conveniently placed for a wide range of local amenities. The accommodation begins with an entrance porch leading into a welcoming hallway with stairs rising to the first floor. There is a spacious 21ft lounge room featuring a walk-in bay window to the front, along with an impressive dining kitchen enjoying views over and access to the rear garden. From the hallway, there is also access to a useful utility room and a modern shower room fitted with WC, wash hand basin and walk-in shower.

Upstairs, the landing leads to three well-proportioned bedrooms; the main bedroom enjoys views to the front, the second bedroom overlooks the rear garden and benefits from fitted wardrobes, while the third bedroom also faces the front. The family bathroom is fitted with a WC, wash hand basin and a panelled bath with shower over.



B.



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Accessed via a drop-down ladder from the landing, the boarded loft has been converted to provide a versatile additional space, complete with two Velux windows, ideal for storage or occasional use.

Externally, the front of the property offers a full-width tarmac driveway providing ample off-road parking and leading to the main entrance, with the added convenience of an electric vehicle charging point. A gated side access leads to the generous rear garden, which has been attractively landscaped with extensive patio areas and a low-maintenance artificial lawn.

A substantial log cabin is positioned within the garden, offering excellent additional space ideal for use as a home office, incorporating a separate store room and benefiting from electric heating. Further enhancements include the installation of a water softener system, improving water quality throughout the home.



- Immaculately presented and extended family home
- Highly sought-after village location
- 21ft lounge/dining room with walk-in bay window
- Spacious dining kitchen with garden access
- Converted boarded loft with Velux windows
- Generous landscaped rear garden with large log cabin/home office
- Electric vehicle charging point and fully owned solar panels with feed-in tariff

B.









Total Area: 125.8 m<sup>2</sup> ... 1354 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
 NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
 (PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

# Bartlams Tettenhall

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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.

