

11 Birches Road, Codsall, Wolverhampton, WV8 2JF

BERRIMAN EATON



# 11 Birches Road, Codsall, Wolverhampton, WV8 2JF

A spacious three-bedroom family home featuring a modern open-plan dining kitchen, lounge, shower room, off-road parking and a good-sized rear garden

## LOCATION

The property stands in an established and popular residential area within easy reach of excellent local facilities with Codsall Village centre being nearby. There is convenient travelling to the city centre, local rail services run from both Codsall and Bilbrook Stations, J2 of the M54 facilitates fast access to Birmingham and beyond and the highly publicised i54 Business Park is easily accessible.

Furthermore, the area is well served by local schooling in both sectors and across all age ranges.

## DESCRIPTION

11 Birches Road is a spacious family home the internal accommodation having a modern, open plan dining kitchen and a lounge to the ground floor together with three bedrooms and a shower room to the first floor. There is off road parking to the front and double side gates providing access to the good size rear garden. The property also benefits from double glazing and gas central heating.

## ACCOMMODATION

A double glazed door opens into the HALL with a further door entering the lounge. The LOUNGE has a feature fireplace with a gas fire, a double glazed window to the front elevation and French doors with double glazed side panels to the rear. From the lounge a door opens into the hallway where stairs rise to the first floor and there is a further door providing access to the OPEN PLAN DINING KITCHEN. The kitchen is fitted with a comprehensive range of wall and base mounted units with fitted work tops and a coordinating centre island with breakfast bar end. There is a stainless steel sink and drainer, an integrated oven with an electric hob and extractor above, integrated washing machine and dishwasher, there is space for an American style fridge freezer, a double glazed rear window and door to the side elevation.

The first floor landing has a built in airing cupboard with a wall mounted central heating boiler. BEDROOMS ONE AND TWO are both double rooms with double glazed windows. BEDROOM THREE has a double glazed window to the side elevation. The SHOWER ROOM is well appointed and comprises a shower cubicle, wash basin, WC, tiled walls, a heated towel radiator and a double glazed side window.

## OUTSIDE

The property sits behind a shaped lawn with a DRIVEWAY to the side providing off road parking. Behind double side gates is additional parking and the REAR GARDEN which is as good size and has a gravelled terrace, shaped lawn and a useful garden shed.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard and Superfast broadband are available
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 very low risk.


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Offers Around
£275,000

EPC: D

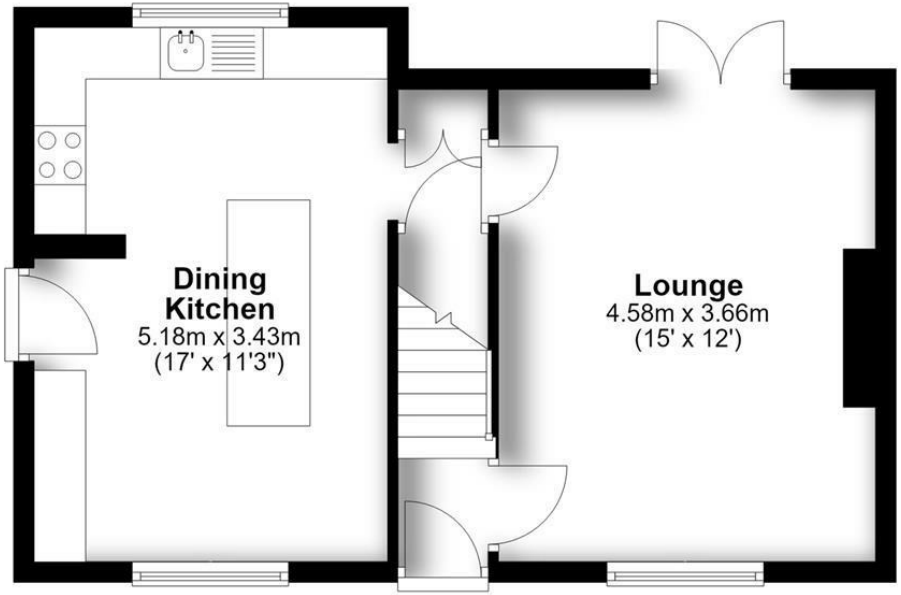

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



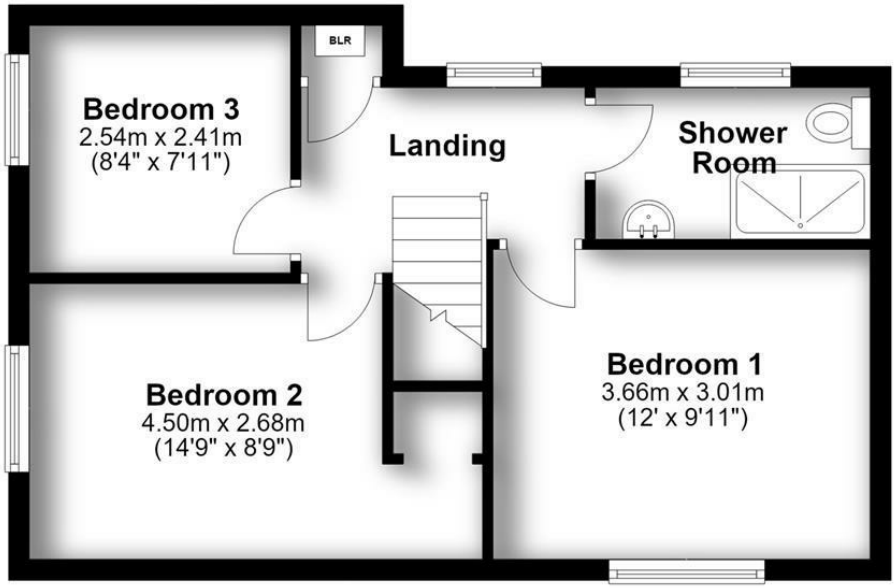



# 11 BIRCHES ROAD
**CODSALL**

**TOTAL: 79sq.m. 850sq.ft.**
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE




**Ground Floor**




**First Floor**







