



Derimar, Mill Lane, Codsall, South Staffordshire, WV8 1EG

BERRIMAN  
EATON

# Derimar, Mill Lane, Codsall, South Staffordshire, WV8 1EG

A fine, contemporary residence, standing in a quiet and prestigious Codsall backwater,  
with superbly appointed accommodation which is ideal for modern living and a large plot of almost half an acre in total

## LOCATION

Mill Lane is generally considered to be the most sought after address within Codsall which stands on the outskirts of the village centre within easy reach of its wide ranging shopping and leisure facilities and yet which enjoys beautiful and far reaching open and green views over miles of open countryside.

Wolverhampton City Centre is nearby, communications are excellent with local rail services running from Codsall station, with mainline connections at Wolverhampton and the M54 (Junction 2) facilitating access to the entire industrial West Midlands. Furthermore, the highly publicised i54 Business Park is within a few minutes drive and the area is well served by schooling of high repute in both sectors.

## DESCRIPTION

Derimar is an individually designed, contemporary property with particularly well appointed and extremely spacious living accommodation over two floors. The current sellers have dramatically improved the property during their tenure and have created an outstanding modern home with versatile accommodation, all standing within a large plot of almost 0.5 acres in total.

Derimar benefits from kitchen and bathroom suites of quality, double glazing and underfloor heating to both ground and first floors and a wealth of oak joinery throughout.

There is a fine principal bedroom suite with a bedroom, dressing area, dressing room and en-suite although this could be reconfigured should buyers so wish, which would facilitate the creation of an extra en-suite bathroom to bedroom two.

## ACCOMMODATION

A composite front door with surrounding windows opens into the galleried RECEPTION HALL which provides a fine approach to the home with part Kardean flooring, integrated ceiling lighting and a GUEST CLOAKROOM with a well appointed white suite with a wall hung WC and wash basin, Kardean flooring, integrated ceiling lighting and part tiled walls. The LOUNGE is a large living room with bifold doors to the garden with fine views beyond and a raised fireplace with stone hearth and wood burning stove. There is a fitted STUDY with fitted office furniture with a desk, shelving and cupboards together with integrated ceiling lighting. The CINEMA ROOM/ GROUND FLOOR BEDROOM SUITE is a superb extra living area with a deep walk in bay with fitted day bed, integrated ceiling lighting and a projector together with an EN-SUITE SHOWER ROOM with a wall hung WC and wash basin, shower, chrome towel rail radiator and tiled wall and floors. The focal point of the ground floor is the superb LIVING KITCHEN. The kitchen area has a full range of bespoke timber based units with granite working surfaces, a coordinating centre island, space for a range style cooker, an integrated microwave, an integrated dishwasher, integrated ceiling lighting, part vaulted ceiling with four electric roof lights together with a window overlooking the rear garden and a large walk in shelved pantry. There is ample space for dining together with a sitting area with double aspect bifold doors and windows to the garden with fine views beyond, a ceiling lantern and the entire room had Kardean flooring and integrated ceiling lighting. There is an adjoining LAUNDRY with coordinating units to those in the kitchen and granite surfaces, Kardean flooring, a side door and an internal door to the garage together with an American style fridge freezer housing unit.

An oak staircase from the reception hall rises to the galleried landing above which is of a superb size and which provides a further SITTING AREA with three roof lights and integrated ceiling lighting. There is a notable PRINCIPAL BEDROOM SUITE with a double bedroom with French doors opening onto a glazed Juliet balcony, a DRESSING AREA with hanging rails, shelving and drawers, custom built dual cabinetry and an open door into a MAKE UP ROOM with shelving and drawers, a kneehole dressing table and an open door into the EN-SUITE SHOWER ROOM with a shower with waterfall head and separate hose, wall hung WC and two wall hung wash basins with a mirror above, integrated ceiling lighting, tiled floor and walls and a chrome towel rail radiator. BEDROOM TWO is a good double room in size with two roof lights and integrated ceiling lighting. BEDROOM THREE is also a good double room in size with a window overlooking the rear garden and BEDROOM FOUR is a delightful room with built in furniture including a wardrobe, chests of drawers and cupboard, corner kneehole dressing table and a paddle staircase rising to a mezzanine sleeping area. The BATHROOM has a stylish suite with a freestanding bath, separate shower with drench head, wall hung vanity unit with wash basin with drawer beneath, a linen cupboard, a roof light, tiled floor and walls and a brushed chrome towel rail radiator.

## OUTSIDE

Derimar stands well back from Mill Lane behind a deep frontage with a front lawn and well stocked and matured beds and borders. A tarmac DRIVEWAY provides ample off street parking and an EV charge for electrical vehicle charging and there is an integral DOUBLE GARAGE with a remote control elevating door with inset courtesy door, electric light and power and an internal door to the laundry.

There is gated side access to the beautiful REAR GARDEN with an extensive, slate terrace to the rear of the property with two sets of sleeper style steps leading to the large rear lawn which is beautifully planted with a variety of matured specimen trees, shrubs and plants. There is a fine outlook to the rear over open fields and countryside. There is a total plot size of approximately 0.44 acres.

We are informed by the Vendors that mains water, electricity and gas are connected and drainage is via a septic tank  
COUNCIL TAX BAND G – 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, Superfast and Ultrafast 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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EPC: C

**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.



## DERIMAR MILL LANE, CODSALL



HOUSE: 298sq.m. 3208sq.ft.  
GARAGE: 28.4sq.m. 306sq.ft.  
**TOTAL: 326.4sq.m. 3514sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

