



**14, Birches Park Road
Codsall, Wolverhampton, Staffordshire WV8 2DT**

Offers in the region of £400,000

Thoughtfully modernised and significantly enhanced by the current owners, this beautifully presented three bedroom semi-detached family home offers generous and versatile accommodation, complemented by a superb loft conversion creating an impressive principal bedroom suite.

The well-planned accommodation briefly comprises an enclosed entrance porch, welcoming hallway, living room, superb open-plan kitchen/dining/living area and a spacious ground floor shower room. To the first floor are two generous double bedrooms, a family bathroom and a spacious landing, currently utilised as a home office. Stairs rise to the principal bedroom complemented by an en-suite shower room.

Externally, the property is further enhanced by a sizeable rear garden, together with a versatile garden room complete with power, lighting and a fitted bar, providing flexible space to suit a variety of needs. To the front, a driveway provides off-road parking for three vehicles and leads to the garage.

Combining character, generous accommodation and versatile living space with an exceptional location close to well-regarded schools, local amenities and excellent commuter links, this ready-to-move-into home offers an outstanding opportunity for families seeking both space and practicality.

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LOCATION

Birches Park Road enjoys a sought-after position within the desirable village of Codsall, conveniently located within walking distance of both Codsall village centre and the Birches Bridge shopping precinct, offering a comprehensive range of shops, cafés and everyday amenities. The area is particularly well served by highly regarded schools for all ages, including Birches First School, Codsall Middle School and Codsall Community High School. Excellent transport links are provided by both Bilbrook and Codsall railway stations, offering regular services to Wolverhampton, Birmingham and Shrewsbury, while the nearby A41 and M54 provide convenient access to the wider motorway network, making the location ideal for commuters.

PORCH

Featuring tiled flooring and full-height glazing to the front and sides.

ENTRANCE HALL

14'7" x 5'10" (4.47 x 1.78)



Featuring wood flooring, a vertical radiator and a staircase rising to the first floor, with doors leading to the dining room and kitchen/dining/living area.

LOUNGE

12'11" x 10'9" (3.94 x 3.30)



Featuring wood flooring, a vertical radiator, a bow window to the front aspect, and a recessed wood-burning stove complemented by fitted shelving to one side.



OPEN PLAN KITCHEN / DINING / LIVING AREA

23'4" x 21'11" (7.12 x 6.70)



The living area benefits from excellent natural light through bi-fold doors overlooking the rear garden creating a wonderful space for everyday family life. Further featuring wood flooring, a vertical radiator and a cosy multi fuel-burning stove.

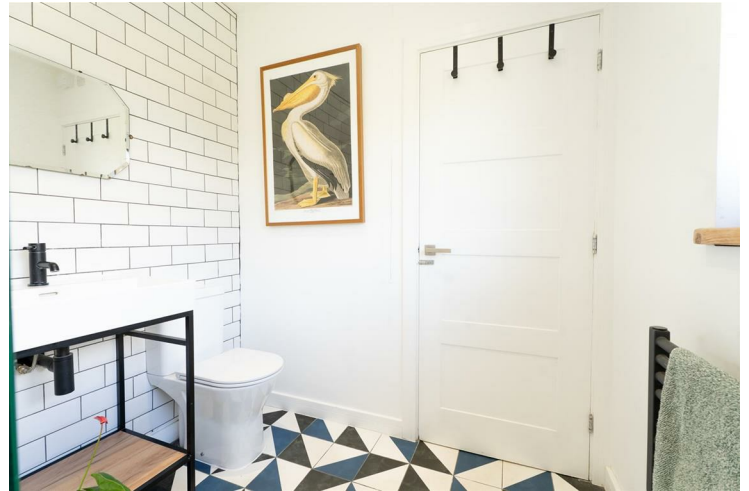
The kitchen/dining area is beautifully appointed with tiled flooring and a picture window overlooking the rear garden. Fitted with a comprehensive range of wall, base and drawer units, it also benefits from a walk-in larder together with two tall pull-out larder units flanking a recess designed to accommodate an American-style fridge/freezer. Integrated appliances include an induction hob with extractor canopy over, dishwasher and two electric ovens, one incorporating a grill. Two contemporary vertical radiators complete the space.



A door provides internal access to the garage, whilst a further door leads to the ground floor shower room.



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LANDING

7'1" x 6'6" (2.18 x 1.99)



GROUND FLOOR SHOWER ROOM

7'2" x 6'7" (2.19 x 2.02)



A spacious ground floor shower room featuring patterned tiled flooring, a radiator, close-coupled W.C., wall-hung wash basin with console stand and lower storage shelf, together with a walk-in shower incorporating dual shower heads. An obscure glazed window to the side completes the room.

A bright and spacious landing featuring carpeted flooring, a radiator, an obscure glazed window to the side, a window to the front aspect and a Velux roof window, allowing an abundance of natural light. A staircase rises to the principal suite.

BEDROOM TWO

12'11" x 10'4" (3.94 x 3.15)



A spacious double bedroom featuring carpeted flooring, a radiator and bow window to the front aspect.



BEDROOM THREE

10'9" x 10'4" (3.29 x 3.15)



A comfortable second double bedroom featuring carpeted flooring, a radiator and windows to the rear aspect.



FAMILY BATHROOM

6'11" x 6'4" (2.11 x 1.95)



Featuring laminate flooring, a vertical radiator, close-coupled W.C., wall-hung hand wash basin, oval bath with a handheld shower attachment and an obscure glazed window to the rear.



PRINCIPAL BEDROOM

15'11" x 10'2" (4.86 x 3.12)



An impressive principal bedroom featuring carpeted flooring, a vertical radiator, bespoke fitted wardrobes, a Velux roof window and patio doors opening onto a Juliet balcony overlooking the rear garden, creating a wonderfully bright room. A door leads through to the en-suite shower room.



EN-SUITE

7'1" x 5'6" (2.18 x 1.68)



Featuring decorative tiled flooring, a close-coupled W.C., wall-hung hand wash basin, vertical radiator, shower enclosure and a large obscure glazed window to the rear aspect, allowing excellent natural light whilst maintaining privacy.



REAR



The charming, enclosed rear garden provides an excellent space for relaxing and entertaining. It features two patio seating areas, a lawn with well-stocked borders, an external water supply, log store, two garden sheds, one of which has power and lighting, together with an impressive garden room.



GARDEN ROOM



Undoubtedly the standout feature of the garden, the spacious timber garden room provides a superb extension of the living accommodation. Featuring bi-fold doors, tiled flooring, power, lighting and a fitted bar, it offers exceptional

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versatility to suit a variety of needs. A contemporary freestanding wood burning stove creates an attractive focal point whilst adding warmth and ambience throughout the room.



GARAGE

15'9" x 6'7" (4.81 x 2.02)

Featuring a newly installed bi-fold door, Belfast sink, wall-mounted storage, fitted wall units, power, lighting and plumbing for white goods.

COUNCIL TAX BAND C

South Staffordshire Council

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

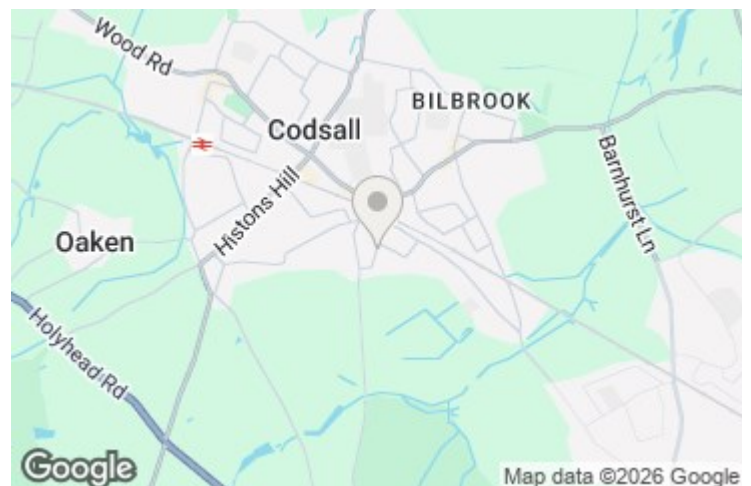
Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

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 FLOOR AREA : 1363 sq.ft. (126.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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