



40 Sandy Lane, Codsall, Wolverhampton, WV8 1EJ

**BERRIMAN**  
**EATON**

# 40 Sandy Lane, Codsall, Wolverhampton, WV8 1EJ

A spacious, family home in a sought-after village location with off street parking and a delightful rear garden.

## LOCATION

The property stands in an outstanding location in a sought after South Staffordshire village. Codsall provides a comprehensive array of local facilities which are more than ample for everyday needs and there is easy access to Wolverhampton. Local rail services run from both Codsall and Bilbrook Stations with direct connections to Birmingham and the M54 is easily accessible facilitating fast access to Shrewsbury, Birmingham and beyond.

The area is well served by schooling with Codsall Community High School & St. Nicholas First School being within easy walking distance together with a multitude of further schooling being available nearby.

## DESCRIPTION

40 Sandy Lane offers well-proportioned accommodation throughout providing flexible living space to suit a variety of needs. The property benefits from gas central heating, double glazing, off-road parking, and a garage and a pleasant garden to the rear.

## ACCOMMODATION

A composite front door opens into the HALL with a storage cupboard. From here a door opens into the LOUNGE/DINING ROOM with a double glazed bay window to the front elevation, a wall mounted electric fire, double glazed sliding doors to the rear and a door to the KITCHEN having wall and base mounted units with fitted work surfaces, an integrated oven and gas hob, sink and drainer, a double glazed rear window and a door to the STORE with laminate flooring, a double glazed window and side door and door to the LAUNDRY/STORE with a sink and drainer, space for a washing machine and fridge freezer, a double glazed side and rear window and a GUEST CLOAKROOM with a WC and double glazed side window

Stairs rise to the FIRST FLOOR LANDING with a double glazed side window and built in airing cupboard. BEDROOM ONE is a double room in size with a double glazed front window and built in wardrobes. BEDROOM TWO is also a double room with a double glazed rear window and BEDROOM THREE is a good size single room with a double glazed side window and a storage cupboard.

## OUTSIDE

The property has a DRIVEWAY providing off street parking and a GARAGE with ample storage space. The REAR GARDEN enjoys a good degree of privacy and is laid to lawn with a paved patio, shaped lawn and additional area of decking.

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, 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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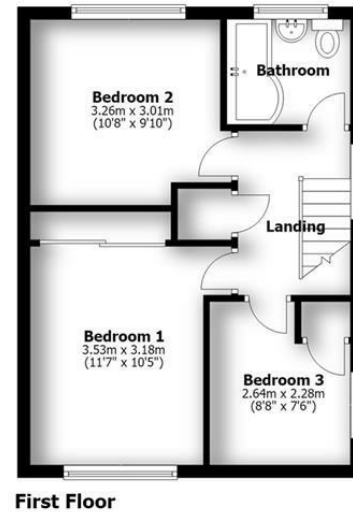
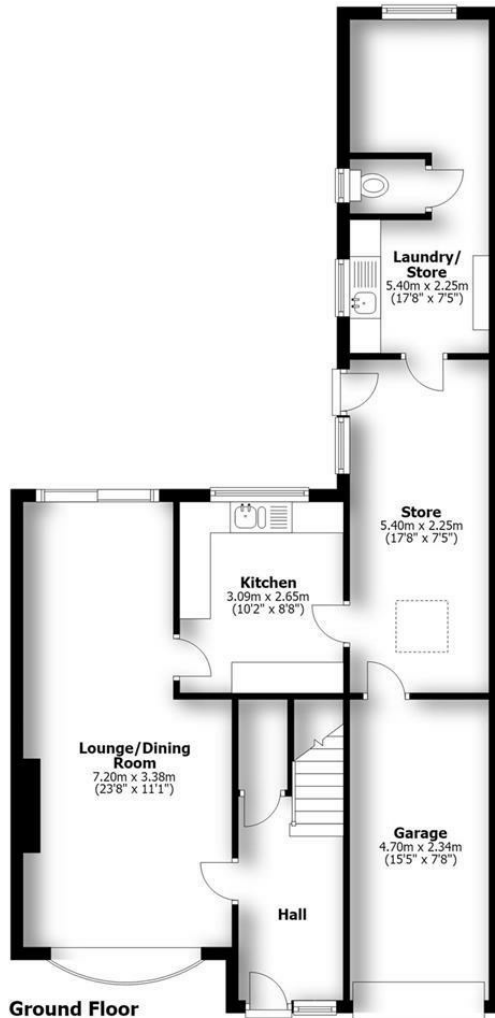
Offers Around  
£305,000

EPC:

**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.



**40 SANDY LANE  
CODSALL**



HOUSE: 101.3sq.m. 1091sq.ft.  
 GARAGE: 11sq.m. 118sq.ft.  
**TOTAL: 112.3sq.m. 1209sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE

