The Orchard, Histons Hill, Codsall, Wolverhampton, WV8 2EY

BERRIMAN
EATON

Denotes Approximate Boundary

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A beautifully appointed and stylish four bedroom single storey home located in an exclusive address with a large plot of just over a third of an acre in total

THE ORCHARD
HISTONS HILL, CODSALL

HOUSE:	192.1sq.m.	2068sq.ft.
GARAGE:	25.3sq.m.	273sq.ft.
TOTAL:	**217.4sq.m.**	**2341sq.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

LOCATION

Histons Hill is one of the most sought after addresses within the highly regarded South Staffordshire village of Codsall which has long since been held in much favour within the residential market. The village centre provides a comprehensive range of local shopping and leisure amenities and the area is well served by schooling locally with a wide array of excellent schools in both sectors being easily accessible.

Wolverhampton City Centre is within a short drive, there are regular bus services from Codsall and regular rail services running from Codsall and Bilbrook stations.

The Orchard stands in a lovely position and is totally shielded from Histons Hill by virtue of a long driveway which serves just three properties. The house stands within superb "wrap-around" gardens with much shielding and protecting matured greenery.

DESCRIPTION

The property was bought by the current owners in 2020 and, since that time, has been completely transformed with a stunning scheme of improvements having been carried out. The property has been extended, remodelled and refurbished throughout.

The level of appointment is now exceptionally high with tasteful decoration, fine bathroom suites and a notable Living Kitchen has been created which is the focal point of the house.

ACCOMMODATION

A composite front door with glazed panels to either side opens into the HALL with solid oak flooring. There is a LOUNGE which is a charming reception space with a wide bay window, a cast iron wood burning stove set within a recessed fireplace with slate hearth and a feature panelled wall. The KITCHEN has a full range of wall and base mounted cabinetry with marble work surfaces, a range of integrated Bosch appliances including an induction hob, a double oven, a dishwasher and a fridge freezer, two side windows, integrated ceiling lighting, solid oak flooring and being open through into the stunning, vaulted LIVING ROOM which is an outstanding space with ample space for both dining and lounge areas with a vaulted ceiling with integrated ceiling lighting, air conditioning unit, windows, French doors and patio doors to the gardens and solid oak flooring throughout. The LAUNDRY has oak flooring, a side door and a utility cupboard with shelving and wall mounted Worcester Bosch gas fired central heating boiler.

There is an INNER HALL with a window and storage cupboards and the PRINCIPAL SUITE has a large double bedroom with a walk in wardrobe with bespoke shelving, hanging rails and drawers, integrated ceiling lighting, air conditioning and a window together with further built in wardrobes, a feature panelled wall, patio doors to the garden terrace and an EN-SUITE SHOWER ROOM with a beautifully appointed suite. The SECOND BEDROOM SUITE has a large double bedroom, built in wardrobe, integrated ceiling lighting, a window to the front and an EN-SUITE SHOWER ROOM which is superbly appointed. BEDROOM THREE is a good double room in size with a light corner aspect and built in wardrobes and BEDROOM FOUR is also a double room with a window and wardrobe. The BATHROOM is superbly appointed with a bath and separate shower.

OUTSIDE

The house approached over a driveway leading off Histons Hill with wrought iron gates opening onto the DRIVEWAY which is laid in brick setts and which provides ample off street parking together with a GARAGE with a remote controlled roller shutter door, electric light and power. To the rear of the garage, accessed over a pathway laid in brick setts, double doors open into an OFFICE which is an ideal space for those wanting to work from home with hard wired internet access, central heating, integrated ceiling lighting, two light tubes, laminated flooring and wiring for a wall mounted TV.

The house stands within beautifully laid out and fully matured grounds with an extensive Indian slate terrace to the side and rear of the property with steps leading to the large rear lawn which enjoys an excellent degree of privacy with very well matured beds and borders and a timber SUMMER HOUSE which benefits from electric light and power.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – 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.

Offers Around £929,950 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.

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BERRIMAN EATON