Holly Croft, Codsall Wood Road, Codsall Wood, Wolverhampton, WV8 1QR

BERRIMAN
EATON

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A superbly located family home with the additional benefit of a ground floor annex, all standing within a large plot of approximately 0.3 acres

LOCATION

Holly Croft sits well back from the road in the charming semi rural village environment of Codsall Wood. The extensive amenities of Codsall are nearby, the area is well served by schooling in both sectors and the city centre is easily accessible. Communications are excellent with the A5 and A41 corridors being nearby and the M54 leading to the entire motorway network. Rail services run from Codsall to Birmingham, Shrewsbury and beyond.

DESCRIPTION

This substantial detached family home is located in the prestigious area of Codsall Wood, Staffordshire. Set back and offset from the roadside, the property is approached via a fenced frontage with double gates opening onto a large private driveway, providing ample off-road parking. The front of the property has been neatly landscaped and also benefits from an EV charging point, adding convenience for modern family living.

The property has been completely transformed in recent years and is now beautifully presented throughout. The layout of the accommodation is flexible as there is an annex to the ground floor which has been used for short term holiday lets but would also be ideal for a dependent relative.

ACCOMMODATION

Upon entering through the porch, you are welcomed into a spacious hallway providing access to all ground floor accommodation, with stairs rising to the first floor. The hallway also benefits from a generous downstairs WC, complete with toilet, sink and frosted window, currently also used as a cloakroom.

The ground floor offers exceptional living space, including a large L-shaped lounge with a front-facing window overlooking the approach to the property, along with patio doors with electric blinds and dual-aspect windows to the rear, allowing access directly into the garden.

Also positioned off the hallway is the dining room, again designed in an L-shape, featuring a front-facing window and an inset log burner, creating a warm and inviting space. This area flows beautifully into the impressive open-plan kitchen and family room.

The kitchen/family area is a superb feature of the home, offering a spacious seating area, bifold doors with electric blinds opening out onto the expansive rear garden, and a large ceiling lantern with electric blind, flooding the space with natural light. The modern kitchen includes a range of cupboards, worktop space, integrated appliances and a large window overlooking the garden. There is underfloor heating throughout this room.

To the first floor, the landing is bright and spacious, with a feature staircase and a large floor-to-ceiling window allowing in plenty of natural light while enjoying views to the front of the property. The landing provides access to the bedrooms and main family bathroom.

The main bedroom is located to the rear of the property and benefits from two double inset wardrobes, an additional cupboard and a private en-suite with shower, WC and sink. Bedroom three is also positioned to the rear, overlooking the garden, and includes a large, fitted wardrobe with sliding doors. Bedroom four is located to the front of the property with a large front-facing window.

The main family bathroom is positioned to the front and includes a shower, bath, sink, WC and large frosted window.

This substantial detached home offers flexible and generous accommodation throughout, making it a fantastic opportunity for growing families, multi-generational living or those looking for a home with additional independent space in one of South Staffordshire's most sought-after locations.

THE ANNEXE

A fantastic additional benefit to this property is the downstairs annex, previously used as an Airbnb which benefits from underfloor heating. This self-contained area includes its own kitchen/utility space with worktop, sink and cupboards, a separate entrance via a small porch, a generous bedroom/living area, and a large en-suite with shower, WC, sink and frosted side window. This space offers excellent flexibility for multi-generational living, guest accommodation or potential income use.

OUTSIDE

To the rear, the garden is generous in size and beautifully arranged. A large paved patio sits directly behind the property, with steps leading down to the main garden area. Mostly laid to lawn, the garden also includes a vegetable area, greenhouse and a summer house positioned to the rear. The summer house is divided into two rooms, offering both a seating area and storage space along with a potting shed to the rear.

We are informed by the Vendors that all mains services are connected
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 and Superfast 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 low risk.

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Lettings Office
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Wombourne Office
01902 326366
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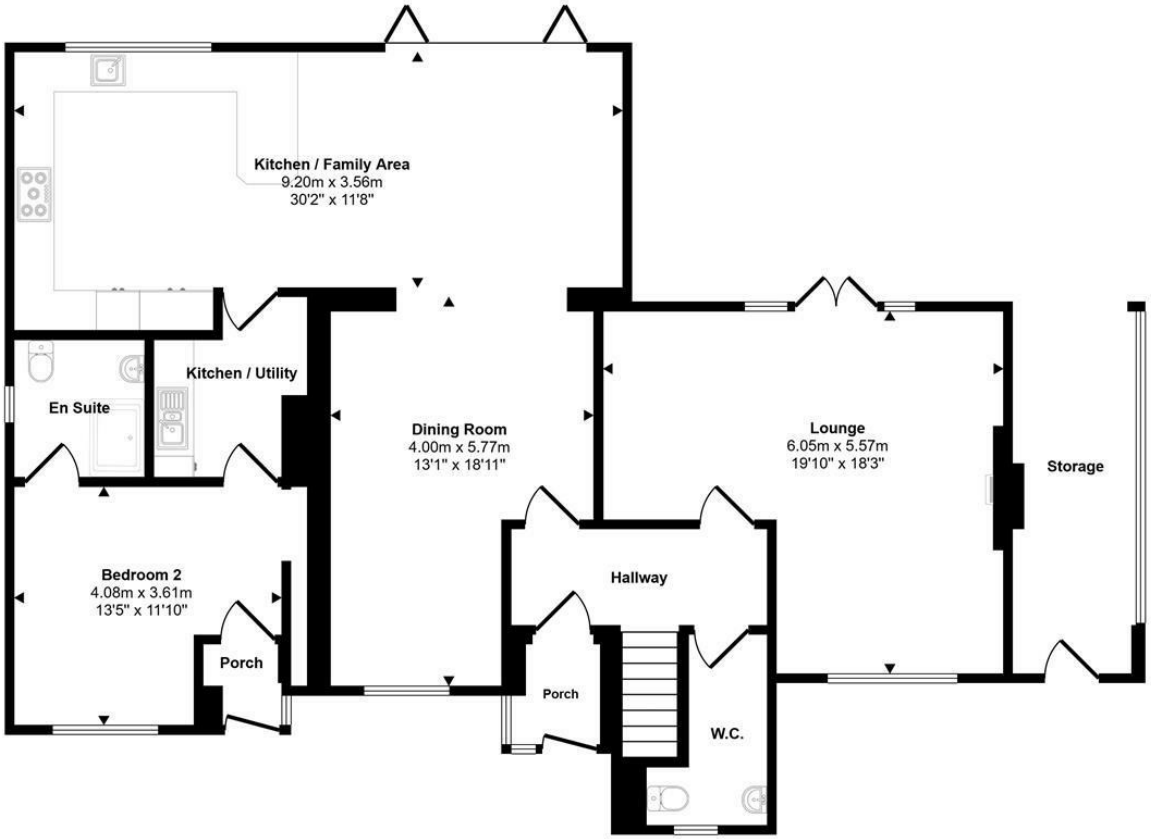
www.berrimaneaton.co.uk

Offers Around
£699,950

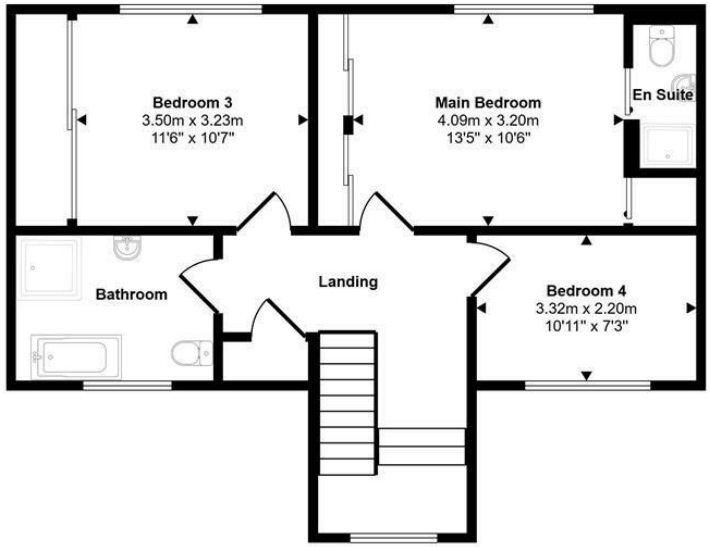
EPC: C

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.

Approx Gross Internal Area
202 sq m / 2178 sq ft



Ground Floor
Approx 140 sq m / 1504 sq ft



First Floor
Approx 63 sq m / 673 sq ft