2 Brereton Close, Codsall, Wolverhampton, WV8 1FE

BERRIMAN
EATON

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A beautifully presented and spacious family home situated in a sought-after location and offering well-proportioned accommodation across three floors with stylish, contemporary interiors, off street parking, a superb leisure room and a delightful rear garden.

LOCATION

Brereton Drive stands in a superb in a popular South Staffordshire address. Both Bilbrook and the highly regarded village of Codsall provide a full complement of local facilities and the area is well served by schooling in both sectors. Bilbrook and Codsall are well located for easy communications and are situated within easy reach of the extensive amenities afforded by Wolverhampton City Centre, rail services run from Codsall and Bilbrook stations with mainline connections at Wolverhampton and the M54 (Junction 2) is within easy reach.

DESCRIPTION

2 Brereton Close is an attractive family home offering spacious and well-balanced accommodation across three floors. The ground floor features two reception rooms, a stylish kitchen/dining room, and a guest cloakroom. On the first floor are three bedrooms and two bath/shower rooms, while the second floor provides two further bedrooms and an additional shower room. The property has been tastefully updated throughout, creating bright and contemporary accommodation.

Externally, there is off-street parking and the garage has been converted into a versatile leisure room, ideal as a home gym, games room, or office. The low-maintenance rear garden has been thoughtfully landscaped, providing an excellent outdoor seating and entertaining area.

ACCOMMODATION

The front door opens into the RECEPTION HALL with a useful understairs storage cupboard. The LOUNGE is a generous size with wall panelling and a double glazed window to the front elevation and there is a STUDY with a double glazed window to the front. From the hall a door opens into the beautifully presented DINING KITCHEN comprising wall and base mounted units with fitted quartz work tops and tiled splash back, a breakfast bar with seating, a ceramic sink and drainer, space for an American style fridge freezer and a range of integrated appliances including a double oven, dishwasher and an induction hob. There is herringbone style flooring throughout, double glazed windows and French doors to the rear.

Stairs with wooden balustrading rise to the first floor galleried landing with an airing cupboard and a double glazed front window. The PRINCIPAL BEDROOM SUITE comprises a good size double room, a dressing area with a range of fitted wardrobes and a well-appointed ENSUITE SHOWER ROOM with a tiled shower cubicle with a rainfall shower and separate hose, a WC, wash basin, towel radiator and a double glazed rear window. BEDROOM FOUR is a double room with a double glazed rear window and BEDROOM FIVE has a fitted wardrobe and a double glazed window to the front elevation. The HOUSE BATHROOM has a panelled bath with a shower hose, a wash basin, WC, towel radiator and a double glazed rear window.

A further staircase rises to the second floor landing. BEDROOMS TWO AND THREE are both good size double rooms with a double glazed window and roof light to two elevations. The SHOWER ROOM has a tiled shower cubicle, a wash basin, WC, inset ceiling lights, towel radiator and a double glazed window.

OUTSIDE

The property stands on a corner plot with an attractive frontage. There is a DRIVEWAY providing off street parking and gated side access to the REAR GARDEN which enjoys a good degree of privacy and is hard landscaped with a paved and gravelled patio providing an excellent outdoor seating area, planted borders and a pergola.

The garage has been converted to provide an outstanding LEISURE ROOM with laminate flooring, inset ceiling lighting and double glazed bifold doors to the rear, all combining to provide a fine recreation room.

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 low risk.

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Wombourne Office
01902 326366
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www.berrimaneaton.co.uk

Offers Around
£650,000

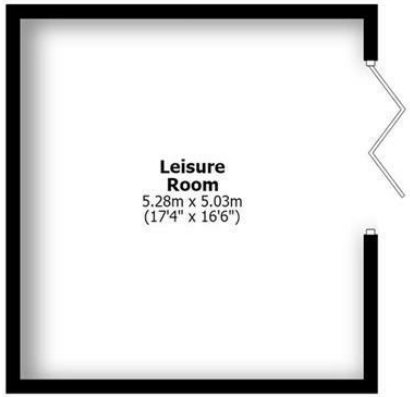
EPC: B

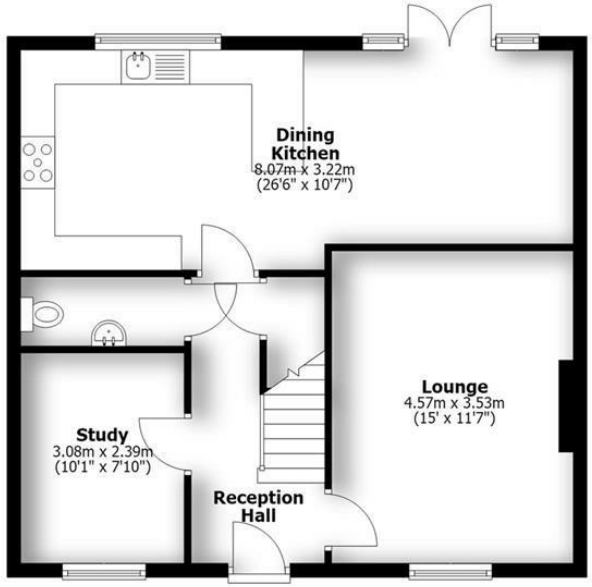
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

2 BRERETON CLOSE
CODSALL

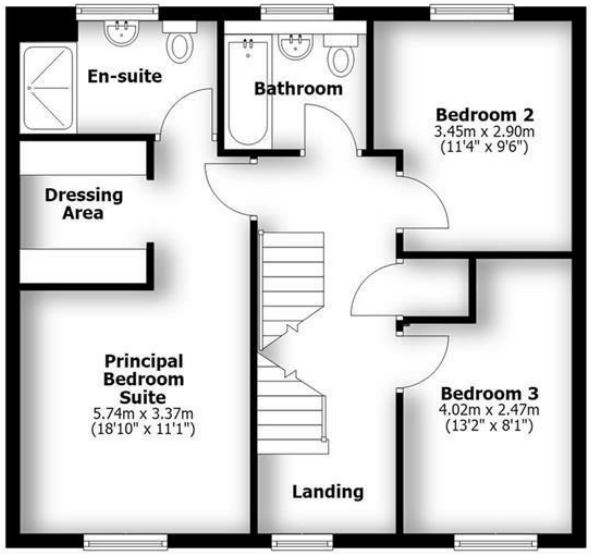
HOUSE:	163.1sq.m.	1756sq.ft.
LEISURE ROOM:	26.5sq.m.	286sq.ft.
TOTAL:	**189.6sq.m.**	**2042sq.ft.**

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

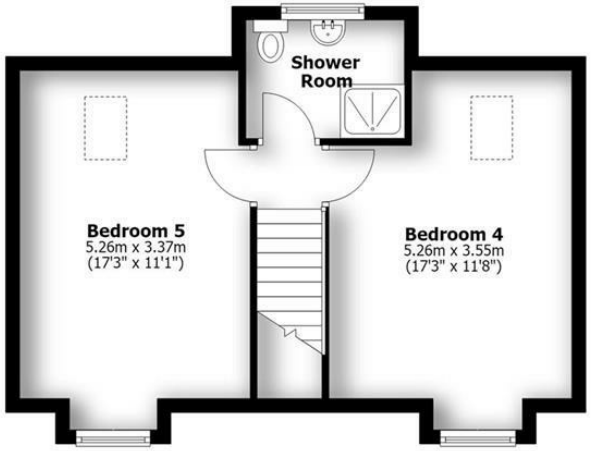




Ground Floor



First Floor



Second Floor

MAIL

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THE WOLVES
DUBLIN