



7 Duck Lane, Codsall, Wolverhampton, WV8 1HZ

**BERRIMAN**  
**EATON**

# 7 Duck Lane, Codsall, Wolverhampton, WV8 1HZ

An extended four bedroom semi-detached property providing versatile family living accommodation.

## LOCATION

Duck Lane lies in a conveniently accessible, popular and sought after residential area. The wide ranging facilities afforded by Bilbrook, Codsall and Tettenhall are all within easy reach and the area is well served by schooling. Rail services run from Bilbrook station with direct connections to Birmingham.

## DESCRIPTION

The property has been substantially extended to the rear and side to provide an ideal family home that includes an impressive Living/Dining/Kitchen providing a large entertaining area with double doors opening to the good sized garden to the rear. The accommodation includes UPVC double glazing and gas central heating.

## ACCOMMODATION

Double UPVC doors lead into the ENTRANCE HALL with window to the front, LVT flooring and stairs rising to the first floor. A side lobby leads to the open plan LIVING/DINING/KITCHEN which includes a range of fitted base cupboards and drawers with worksurface above, stainless steel sink, integrated dishwasher, space for gas fired range cooker, wall cupboards, large roof light, double doors with glazed side panels to the rear, LVT flooring and archway to a STUDY/PLAYROOM with door to the rear. A door from the living area leads to the LOUNGE with a recess fireplace and bay window to the front.

The first floor LANDING has access to the loft and doors to BEDROOM 1 with a bay window to the front with ornate cast iron fireplace. BEDROOM 2 has a window to the rear and wall mounted gas central heating boiler, BEDROOM 3 has two windows to the rear and BEDROOM 4 has a built in wardrobe and window to the front. The HOUSE BATHROOM comprises of a w/c, wash hand basin with vanity cupboard below, P-shaped bath with mixer shower above, shower screen, co-ordinated tiling and window to the rear.

## OUTSIDE

To the front of the property is a gravelled driveway with parking for two cars. The rear garden includes a paved patio area leading to a lawn with shrub border.

## SERVICES

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 medium risk.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

**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.



**7 DUCK LANE  
CODSALL**



**Ground Floor**



**First Floor**

**TOTAL: 127.4sq.m. 1371sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

