



36 Heath Farm Road, Codsall, Wolverhampton, WV8 1HT

BERRIMAN
EATON

36 Heath Farm Road, Codsall, Wolverhampton, WV8 1HT

A link detached property in a surprisingly large corner plot providing ample parking and a good size garden to the side and rear
NO UPWARD CHAIN

LOCATION

The property stands at the end of a cul-de-sac with shopping facilities located at Birches Bridge and Codsall being nearby. The area is well served by a variety of schools in both sectors. It is within convenient travelling distance of Bilbrook and Codsall train stations providing fast access to Wolverhampton, Birmingham, Shrewsbury and beyond and the M54 is nearby.

DESCRIPTION

36 Heath Farm Road sits in a corner plot which provides a larger plot than you would normally expect with a property of this type. The car port to one side provides additional parking and storage and has previously housed a caravan.

The property has been well looked after over the years but would now benefit from a gentle scheme of refurbishment throughout.

ACCOMMODATION

An open, arched PORCH with outside light has a double glazed door with side windows opening into the HALL with a useful cloak and storage cupboard, coved ceiling, dado rail and a GUEST CLOAKROOM with WC and wash basin set in a recessed arch. There is a THROUGH RECEPTION ROOM with the dining area having a brick chimney breast with inset wooden mantle, a double glazed bay window to the front and beamed ceiling and integrated ceiling lighting and the seating area has an electric fire set in a formal surround and a double glazed window to the rear garden. The BREAKFAST KITCHEN has a range of wall and base units with space for appliances including a washing machine, a tumble dryer and a dishwasher, a fridge freezer and space for a gas cooker with filtration unit above, ample space for dining, a wall mounted gas fired Worcester Bosch boiler, there are double glazed windows to two elevations and a double glazed door to the rear garden.

Stairs from the hall rise to the first floor landing with dado rail, coved ceiling, a double glazed window to the side and access to the loft. BEDROOM ONE is a good size double room with a double glazed bay window to the front. BEDROOM TWO is also double in size with a bank of fitted wardrobes and a double glazed window to the rear. BEDROOM THREE is a good size and is currently used as an office and has some fitted cupboards along with a double glazed window. The BATHROOM has a coloured suite of panelled bath, shower, a wash basin set on a vanity shelf with storage cupboards beneath and a double glazed window over and there is a separate CLOAKROOM.

OUTSIDE

36 Heath Farm Road sits in a corner plot with a DRIVEWAY laid in imprinted concrete with a gravelled bed to one side and external light and electrical point. Double doors open into a TANDEM GARAGE which has had the rear converted into a workshop with concrete floor, electric light and power and a courtesy door to the rear garden. A five bar wooden gate opens onto a CAR PORT to the side of the property with imprinted concrete flooring providing ample space for parking, storage and a gate to the rear garden.

There is gated side access over a paved path with an area of decking to the side, a store cupboard with electrical point, external cold water supply and the REAR GARDEN has a paved patio with shaped lawn beyond with planted and flowering beds and borders, a shed and a composting area beyond.

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

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Offers Around
£349,950

EPC:

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.



**36 HEATH FARM ROAD
CODSALL**

HOUSE: 96.8sq.m. 1042sq.ft.
 GARAGE: 24.5sq.m. 264sq.ft.
TOTAL: 121.3sq.m. 1306sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



