


Histons Lodge Histons Hill, Codsall, Wolverhampton, WV8 2EY

BERRIMAN EATON



# Histons Lodge Histons Hill, Codsall, Wolverhampton, WV8 2EY

A beautifully presented five bedroom detached property
on one of the most sought after roads in the village

## LOCATION
Histons Lodge stands within one of the most sought after roads in Codsall within easy reach of the excellent amenities afforded by the village centre itself. The area is renowned for the quality of schooling provided and there is easy access to the more extensive amenities provided by Wolverhampton City Centre. Motor communications are excellent with the M54 (Junction 2) facilitating travel to Telford, Shrewsbury and Birmingham and rail services run from Codsall Station.

## DESCRIPTION
Histons Lodge offers well proportioned accommodation over two storeys. The property sits well back from the road behind a driveway and benefits from a double garage and a private rear garden. Internally there are three reception room, a breakfast kitchen, laundry and a cloakroom to the ground floor an the first floor offers two bedroom suites, three further double bedrooms and a house bathroom.

## ACCOMMODATION
A glazed wooden door with a window to one side opens into the HALL with tied flooring and a large understairs store, doors to all the reception rooms and a GUEST CLOAKROOM with WC, vanity unit with wash basin and cupboards beneath. The STUDY has oak flooring and a leaded bay window to the front. The LOUNGE has oak flooring, a gas fire set in a formal surround and double doors and windows to the rear garden. The SITTING ROOM has a double glazed and leaded door and window to the rear garden. The BREAKFAST KITCHEN has ample space for dining with wood laminate flooring, a double glazed window to the rear and a double glazed door. The kitchen has a range of wall and base units with a sink and drainer with window over, a four ring gas hob with filtration unit above and double integrated oven beneath, integrated fridge and a door opens into the LAUNDRY with coordinating units to those in the kitchen, space for a washing machine, space for a fridge freezer, a sink and a door to the side.

Stairs with wooden balustrading rise to the first floor landing with access to the part boarded loft and a linen cupboard housing the hot water tank. The PRINCIPAL SUITE is a large double bedroom with a bay window to the front with fitted window seat matching the built in furniture including wardrobes, cupboards and drawers and a knee hole dressing table. The EN-SUITE BATHROOM has a panelled bath, vanity unit with a wash basin, cupboards and WC, a shower cubicle and a window to the side. The SECOND BEDROOM SUITE has a double bedroom and a contemporary EN-SUITE SHOWER ROOM with tiled floor and walls, a sink with drawers beneath, a large shower cubicle with waterfall head, WC and ladder towel rail. There are THREE FURTHER BEDROOMS with bedroom five currently made up as a sitting with a window to the rear and wooden flooring. The HOUSE BATHROOM has a panelled bath, a vanity unit with twin sinks set on a shelf with cupboards and drawers beneath and WC, heated ladder towel rail and a window to the rear.

## OUTSIDE
Histons Lodge sits behind a low rise wall with electric wrought iron gates opening onto the DRIVEWAY with shaped lawn and the DOUBLE GARAGE has twin roller shutter doors, concrete floor, electric light and power, gas fired central heating boiler and a courtesy door to the side.

There is wrought iron side gate opening onto a wide, paved path with EV charging point, shed and cold water supply leading to the REAR GARDEN with a paved patio to the rear with steps to a shaped lawn with well stocked beds and borders.

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, 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.


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Offers Around
£775,000

EPC: D


**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.

# HISTONS LODGE
## HISTONS HILL, CODSALL

HOUSE: 231.7sq.m. 2494sq.ft.
GARAGE: 30.2sq.m. 325sq.ft.
**TOTAL: 261.9sq.m. 2819sq.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

















