



43 Lane Green Road, Codsall, Wolverhampton, Staffordshire, WV8 1LR

BERRIMAN  
EATON

# 43 Lane Green Road, Codsall, Wolverhampton, Staffordshire, WV8 1LR

A spacious and well-presented three-bedroom semi-detached property set on a generous plot with off-street parking.

## LOCATION

Lane Green Road is situated on the edge of Bilbrook, an established and favoured location, standing within easy reach of both Codsall and Tettenhall village centres. The area is well served by schooling in both sectors and there is convenient travelling to the City Centre.

## DESCRIPTION

A beautifully presented semi-detached property that has been thoughtfully extended to offer spacious and well-proportioned accommodation throughout. The ground floor comprises a lounge, a large open-plan living dining kitchen, laundry, downstairs shower room, and internal access to the garden room. To the first floor, there are three good-sized bedrooms and a well-appointed family bathroom.

Externally, the property benefits from off-street parking to the front and a generous rear garden.

## ACCOMMODATION

A glazed door with side panels opens into the HALL with wall panelling, coved ceiling, tiled flooring and an understairs storage cupboard. The LOUNGE has laminate flooring, feature fireplace with tiled hearth, coved ceiling and a double glazed walk in bay window with fitted shutters to the front. The LIVING DINING KITCHEN comprises a comprehensive range of wall and base mounted shaker style units with fitted working surface, space for a range style cooker and fridge freezer, integrated dishwasher, ceramic sink and drainer, a log burner set in a tiled surround, integrated ceiling lights, double glazed skylights and double glazed French doors and window with fitted shutters to the rear elevation. A door from the kitchen opens into the LAUNDRY with a door to the front, wall panelling, stainless steel sink and drainer, space for a washing machine and tumble dryer, a double glazed side window and downstairs SHOWER ROOM with a walk in shower cubicle with rainfall shower and separate hose, WC and wash hand basin. A door from the laundry opens into the LOBBY with a further door into the GARDEN ROOM with electric light and power, laminate flooring, double glazed windows and French doors to the rear.

Stairs with wooden balustrading rise to the FIRST FLOOR LANDING with a double glazed side window and access to the loft. BEDROOM ONE is a double room in size with a double glazed bay window with fitted shutters to the front, coved ceiling and an ornamental fireplace. BEDROOM TWO is also a double room with a double glazed window to the rear elevation and coved ceiling. BEDROOM THREE has a range of fitted furniture and double glazed front window with fitted shutters. The BATHROOM comprises a well appointment suite with a panelled bath having shower attachment, WC, vanity unit with drawers beneath, chrome towel rail radiator and double glazed rear window.

## OUTSIDE

The property sits behind a Tarmacadam DRIVEWAY affording off street parking to the front. The private REAR GARDEN is a superb size with a decked and paved patio and lawn with well stocked borders and useful range of garden sheds.

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 very low risk.

### Tettenhall Office

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Offers Around  
£385,000

EPC: D

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## 43 LANE GREEN ROAD CODSALL



