



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

BERRIMAN
EATON

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A well-presented three-bedroom detached property offering well-appointed accommodation throughout with off-street parking and a private rear garden

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

66 Heath Farm Road comprises well-presented and spacious accommodation with two reception rooms and a kitchen to the ground floor along with three bedrooms and a modern bathroom suite to the first floor. There is off street parking to the rear and a private rear garden. the property also benefits from double glazing and gas central heating.

ACCOMMODATION

A double glazed door opens into the HALL with tiled flooring and a storage cupboard with a wall mounted boiler. The DINING ROOM has a double glazed bay window to the front. From the hall a further door opens into the LOUNGE which is of a good size with double glazed French doors to the rear. The KITCHEN has wall and base mounted gloss units with fitted granite work tops, an integrated oven and gas hob, space for a washing machine, a stainless steel sink, tiled flooring, a double glazed rear window and a door to the side elevation.

The FIRST FLOOR LANDING has a double glazed side window. BEDROOM ONE is a good size double with a double glazed bay window to the front. BEDROOM TWO is also a generous size double room with a double glazed window to the rear and BEDROOM THREE has a double glazed window to the front. The BATHROOM has a tiled shower cubicle, with a rainfall shower and a separate hose, a panelled bath, a vanity unit with a wash basin and drawers beneath, WC, tiled walls and flooring and a double glazed rear window.

OUTSIDE

The property is approached via a gravelled DRIVEWAY affording off street parking. There is gated side access to the REAR GARDEN which enjoys an excellent degree of privacy with a paved patio and a shaped lawn.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND E – 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
£425,000

EPC:

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.



66 HEATH FARM ROAD CODSALL

TOTAL: 96.5sq.m. 1039sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



