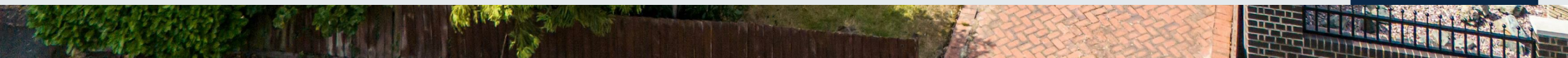


47 Codsall Road, Tettenhall, Wolverhampton, WV6 9QD

BERRIMAN EATON



47 Codsall Road, Tettenhall, Wolverhampton, WV6 9QD

A well presented detached family home with versatile accommodation
backing onto the South Staffordshire Golf Course

LOCATION

47 Codsall Road has is convenient access to a wide range of local facilities which are available within Palmers Cross, Newbridge and Tettenhall Village with regular bus services running along the Codsall Road facilitating easy access to the city centre. Furthermore, the property is well served by schooling in both sectors.

DESCRIPTION

47 Codsall Road has a fine flow of rooms over both ground and first floors with the flexibility of use being available from the ground floor sitting room which could also provide bedroom four. The majority of the ground floor doors are oak and the house is well appointed throughout.

The rear garden backs onto SSGC and superb views can be achieved by cutting back some of the garden (should buyers so wish).

There is ample parking and a double garage and the property has the benefit of no upward chain.

ACCOMMODATION

A double glazed front door opens into the HALL with coved ceiling, a useful cloaks and storage cupboard and a CLOAKROOM with WC, wash basin and a double glazed window. The LOUNGE has a large picture window to the front, coved ceiling, wiring for wall lights and a coal effect gas fire set in a formal surround. Glazed double doors open into the DINING ROOM with coved ceiling and an understairs pantry. Double glazed French doors and windows open into the CONSERVATORY with tiled flooring, double glazed windows and doors to the garden and wiring for wall lights. The KITCHEN was fitted by well know specialists Dayrooms of Tettenhall and has a range of wall and base units with granite working surfaces, an undermounted Franke sink, tiled splash back, under counter lighting, a four ring electric hob with Neff extractor fan above and double Neff oven beneath, integrated fridge, integrated freezer, there is a pantry with a double glazed window, tiled floor, a double glazed window overlooking the rear garden and a door to the LAUNDRY with space and plumbing for a washing machine and a dishwasher, wall mounted Worcester Bosch gas fired central heating boiler, tiled floor, part tiled walls and a double glazed window and door to the rear garden. BEDROOM FOUR / SITTING ROOM has coved ceiling and a double glazed window to the front.

Stairs from the hall rise to the first floor landing with a double glazed window to the side, access to the loft and a linen cupboard with slatted shelving and a hot water cylinder. The PRINCIPAL BEDROOM is a good size double room with a double glazed window with views over South Staffordshire Golf Course and there are fitted wardrobes and drawers. BEDROOM TWO is also double in size with a range of fitted wardrobes and a double glazed window to the front and eaves storage. BEDROOM THREE is a good room in size with a double glazed window to the side and the BATHROOM has a panelled bath with handheld shower attachment, a tiled shower cubicle, wash basin, WC, tiled floor, part tiled walls, heated ladder towel rail and a double glazed window.

OUTSIDE

47 Codsall Road sits behind a low rise boundary fence with a DRIVEWAY laid in brick herringbone with a shaped lawn to one side with planted and flowering beds and borders. There is an external light and wrought iron gates open onto a further area of parking laid in brick herringbone leading to the DOUBLE GARAGE with a electric up and over door, concrete floor, electric light and power, workbench and a window to the rear.

The REAR GARDEN has a patio to the rear of the property with a shaped lawn beyond with planted and flowering beds and borders with an electrical point to the rear of the garage. The garden backs onto the South Staffordshire Golf Club. There is a brick built coal house to the rear of the property.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – Wolverhampton
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
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Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
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Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£475,000

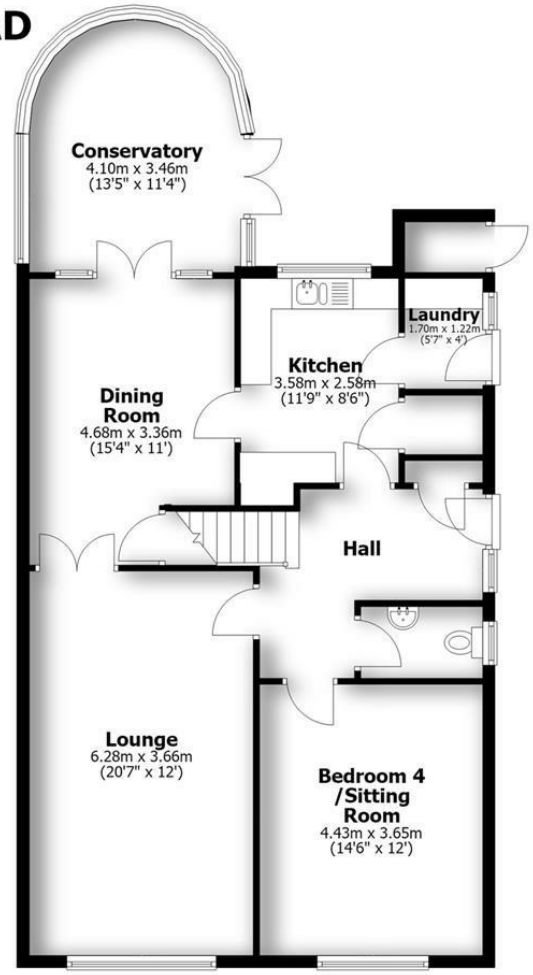
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and 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.



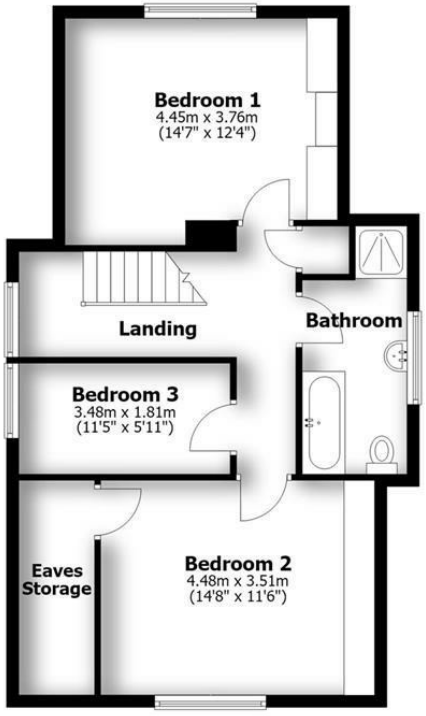



47 CODSALL ROAD
TETTENHALL



Ground Floor





First Floor

HOUSE:	159sq.m.	1712sq.ft.
GARAGE:	28.5sq.m.	278sq.ft.
TOTAL:	**187.5sq.m.**	**1990sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE







