46 Lane Green Road, Codsall, Wolverhampton, WV8 1LX

BERRIMAN
EATON

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A well-presented three-bedroom detached property in a popular residential area, benefitting from landscaped front and rear gardens and ample off road parking.

No upward chain

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

46 Lane Green Road comes with the benefit of no upward chain. This traditional three-bedroom detached property comprises two reception rooms, a kitchen, three bedrooms and a bathroom. To the front is a driveway providing off-road parking. The rear garden is low maintenance and features a decked patio area. The property also benefits from double glazing and gas central heating.

ACCOMMODATION

The front door with a double glazed side panel opens into the HALL with tiled flooring and a door to the LOUNGE having a feature fireplace, a double glazed bay window to the front elevation and a glazed door to the KITCHEN with wall and base mounted units, a stainless steel sink and drainer, integrated fridge freezer, oven and gas hob, a free standing dishwasher and washing machine, a pantry, double glazed rear window and a door to the side elevation. From the kitchen a door opens into the DINING ROOM with tiled flooring, double glazed sliding doors to the rear and glazed double doors to the lounge.

Stairs rise to the FIRST FLOOR LANDING with an airing cupboard and a double glazed side window. BEDROOMS ONE AND TWO are both double rooms in size with double glazed windows and BEDROOM THREE is a good size single room with a double glazed window to the front elevation. The BATHROOM has a panelled bath with a shower over, wash basin, WC, double glazed rear window and tiled walls.

The property sits back from the road behind a shaped lawn, shrubbery and a DRIVEWAY affording ample off street parking. The large GARAGE is set well back behind double gates providing excellent storage space and a door to the side. There is also access to the REAR GARDEN which is a good size with a shaped lawn and a decked patio.

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.

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Wombourne Office
01902 326366
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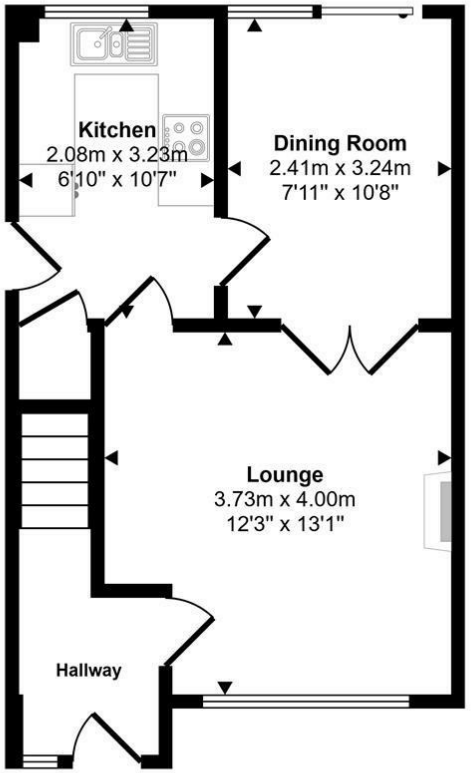
www.berrimaneaton.co.uk

Offers Around
£295,000

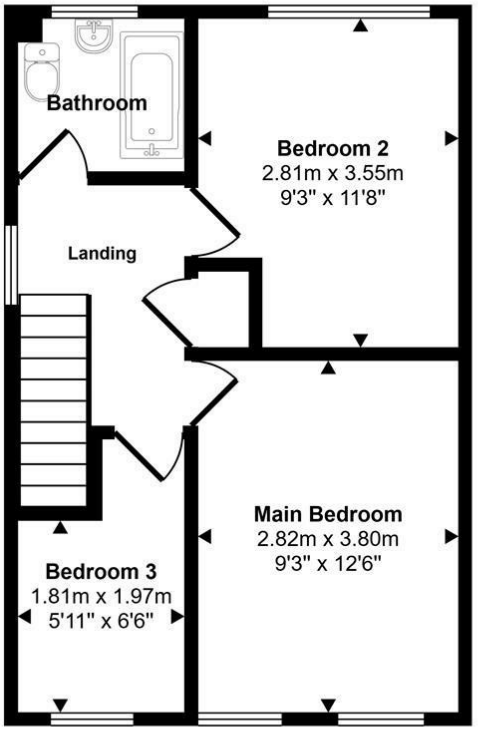
EPC: E

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.

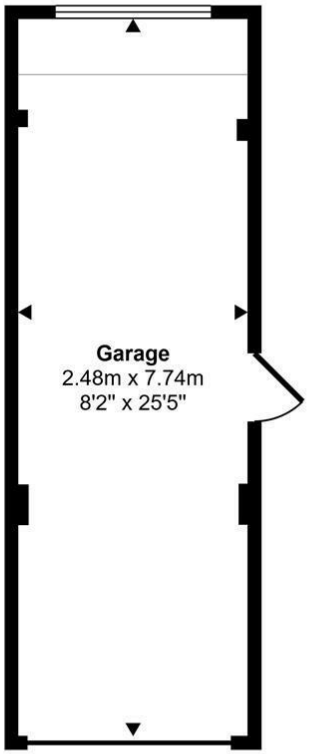
Approx Gross Internal Area
90 sq m / 966 sq ft



Ground Floor
Approx 35 sq m / 379 sq ft



First Floor
Approx 35 sq m / 381 sq ft



Garage
Approx 19 sq m / 206 sq ft

Duralay