



45 Sandy Lane, Codsall, Wolverhampton, WV8 1EW

45 Sandy Lane, Codsall, Wolverhampton, WV8 1EW

A superbly appointed four bedroom family home finished to a high standard with fixtures and fittings of note

LOCATION

45 Sandy Lane stands on the fringes of a highly regarded modern development by well-known builders of repute Messer's Taylor Wimpey in an outstanding in a sought after South Staffordshire village. Codsall provides a comprehensive array of local facilities which are more than ample for everyday needs and there is easy access to Wolverhampton. Local rail services run from both Codsall and Bilbrook Stations with direct connections to Birmingham and the M54 is easily accessible facilitating fast access to Shrewsbury, Birmingham and beyond.

The area is well served by schooling with Codsall Community High School being within easy walking distance and the property benefits immensely from its Sandy Lane address.

DESCRIPTION

45 Sandy is a recently completed and substantial detached family home providing extensive living accommodation over two floors with the focal point of the property being the stylish dining kitchen. The property benefits from contemporary kitchen and bathroom suites with Porcelanosa tiled flooring to the majority of the ground floor, double glazed windows, gas central heating, ample parking and a double garage.

ACCOMMODATION

A composite front door opens into the HALL with tiled flooring, integrated spotlights, double glazed windows to the front and rear, an under stairs storage cupboard and a GUEST CLOAKROOM with a WC, pedestal wash basin, part tiled walls, integrated spotlights and tiled flooring. The LOUNGE is a light room with two double glazed windows to the front and double glazed French doors to the rear garden and a contemporary electric fire. The DINING KITCHEN is the focal point of the property with tiled flooring and integrated spotlights throughout. The kitchen has a well appointed range of wall and base units with granite working surfaces with splash back, under mounted sink, a range of integrated appliances to include a fridge freezer, double oven, washing machine, dishwasher, five ring gas hob with chimney style extractor fan

over, two double glazed windows to the side and double glazed French doors to the rear garden. The SITTING ROOM has double glazed windows to two elevations.

Stairs from the hall rise to the first floor landing with a double glazed window to the rear, spotlights and an airing cupboard housing the hot water tank. The PRINCIPAL BEDROOM SUITE has a large double bedroom with double glazed windows to two elevations, dressing area with a bank of fitted wardrobes and an EN-SUITE shower room with a tiled shower cubicle, WC, pedestal wash basin, part tiled walls, laminate flooring, spotlights and a double glazed window to the side. BEDROOM TWO is a good size double room with double glazed windows to two elevations. BEDROOM THREE is a good size room with a double glazed window and fitted wardrobe and BEDROOM FOUR is also a good size room with double glazed windows to two elevations and access to the loft. The BATHROOM has a fitted white suite to include panelled bath with handheld shower attachment, WC, pedestal wash basin, part tiled walls, laminate flooring, double glazed window and spotlights.

OUTSIDE

45 Sandy Lane is shielded from the road by a hedgerow with a shaped lawn and plated boarders beyond with a path to the front door. There is a DRIVEWAY laid in tarmac affording parking for several vehicles with a DOUBLE GARAGE beyond with two elevating doors, electric light and power, overhead storage and a composite double glazed door to the rear garden.

There is gated side access to the REAR GARDEN with a paved and gravelled terrace to the rear of the property with lawn beyond and a paved path to the rear of the garage.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND Tbc - South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.

**13/15 High Street
Tettenhall
Wolverhampton
WV6 8QS
01902 747744**

tettenhall@berrimaneaton.co.uk

**22/23 Whitburn Street
Bridgnorth
Shropshire
WV16 4QN
01746 766499**

bridgnorth@berrimaneaton.co.uk

**High Street
Wombourne
Wolverhampton
WV5 9DP
01902 326366**

wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers around
£479,950

EPC: B

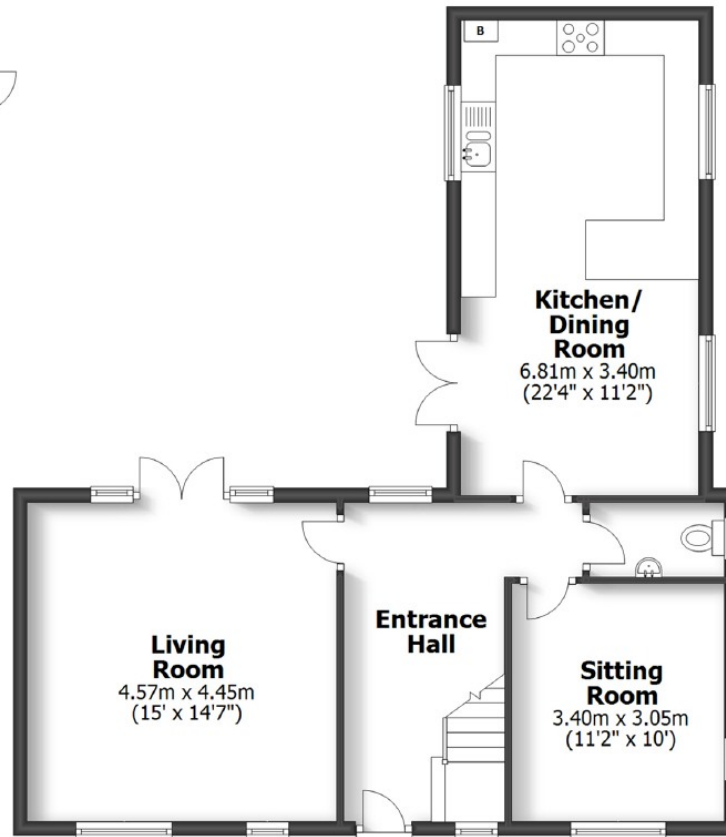
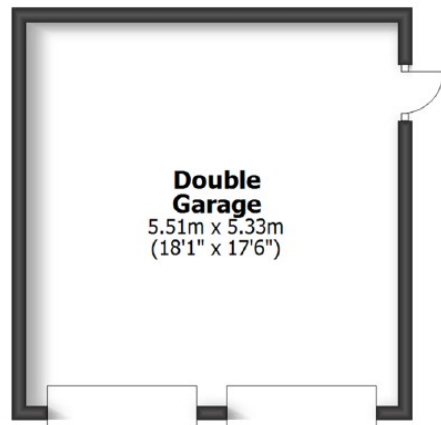
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



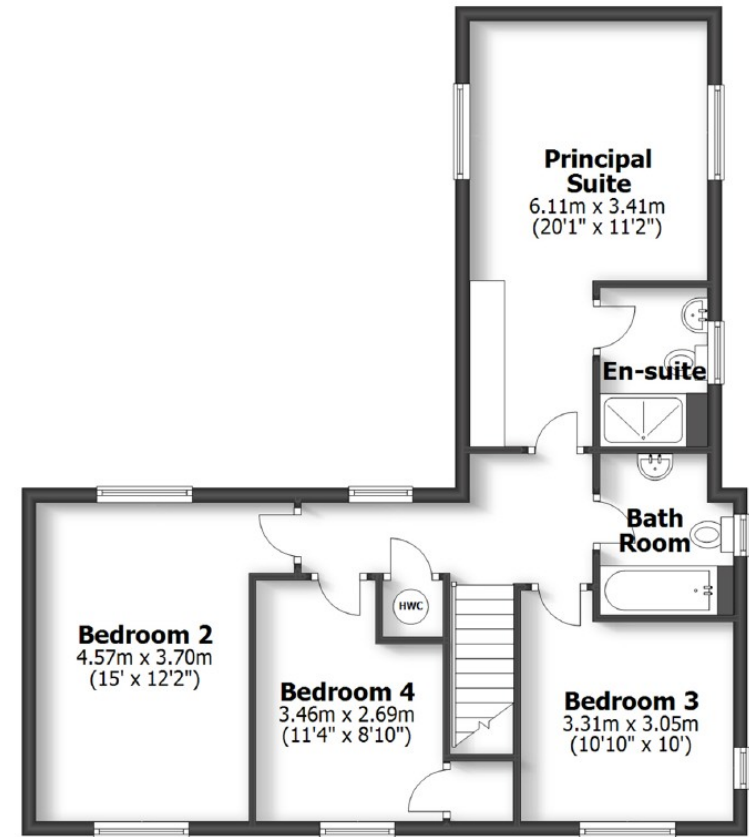
45 SANDY LANE
CODSALL

HOUSE: 138.5sq.m. 1490sq.ft.
 GARAGE: 29.4sq.m. 316sq.ft.
TOTAL: 167.9sq.m. 1806sq.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

