



Church Road  
Codsall  
Wolverhampton  
WV8 1EH

**Asking Price Of £375,000**





Traditional three bedroom semi-detached home in a prime and much sought after village location. Available with no onward chain the property occupies a relatively secluded position on the road and comprises hallway, living room, dining room, breakfast kitchen, three generous bedrooms and bathroom with separate w.c. There is a side garage and pleasant garden to the rear.

Situated in a most picturesque conservation area within walking distance of the village.

**APPROACH** The property occupies a secluded position, well screened from the road and with a driveway providing off road parking.

**RECEPTION HALL** Leaded window to the front, radiator, staircase to the first floor landing, under stairs cupboard and doors to:

**LIVING ROOM 14' 0" x 11' 11" (4.29m into bay x 3.65m)**

Double glazed bay window to the front, radiator and an attractive feature fireplace with flame effect gas stove.

**DINING ROOM 11' 6" x 11' 6" (3.52m x 3.51m)**

Double glazed sliding patio door to the rear, radiator and attractive feature fireplace.

**DINING KITCHEN 13' 3" x 8' 0" (4.04m x 2.45m)**

Double glazed windows to the side and rear. Door to the rear garden, radiator, tiled floor and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a 11/4 bowl stainless steel sink and drainer unit with mixer tap. There is a built in oven with 4 ring gas hob above and plumbing for a dishwasher.

**FIRST FLOOR LANDING** Window to the side, loft access hatch and doors to:

**BEDROOM ONE 14' 4" x 10' 11" (4.39m into bay x 3.34m)**

Double glazed bay window to the front and radiator.

**BEDROOM TWO 11' 5" x 11' 5" (3.5m x 3.5m)**

Double glazed window to the rear and radiator.

**BEDROOM THREE** Double glazed window to the front and radiator.

**BATHROOM** Double glazed obscure window to the rear, radiator, part tiled walls, tiled floor, panelled bath and pedestal wash hand basin.

**W.C.** Double glazed obscure window to the side, low level w.c.

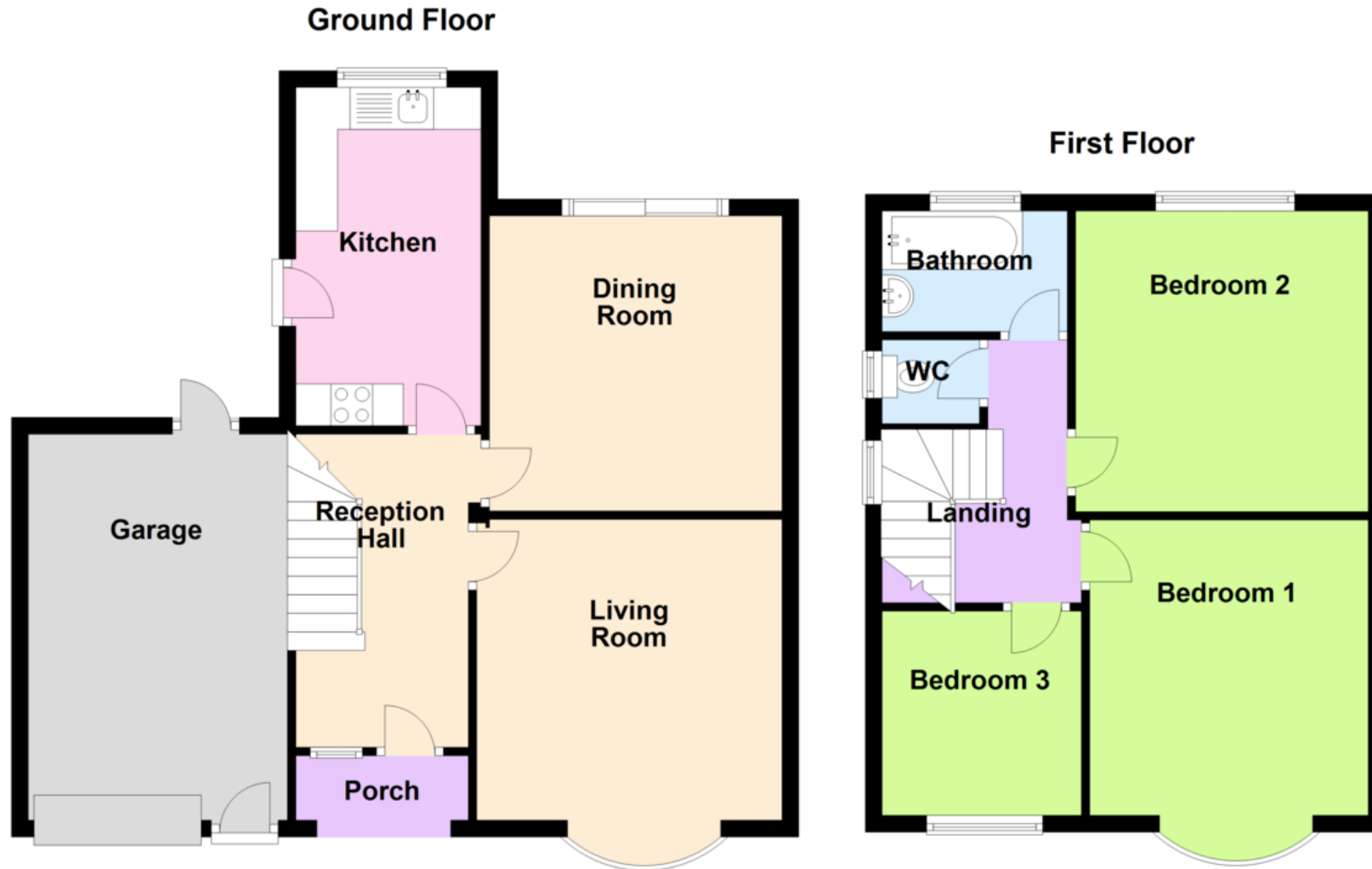
**SIDE GARAGE 16' 6" x 10' 2" (5.05m x 3.1m)**

Up and over door and pedestrian door to the front, door to the rear garden.

**REAR GARDEN** To the rear of the property is a paved patio with a well maintained lawned garden beyond.



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