



Church Road
Codsall
Wolverhampton
WV8 1EH

Asking Price Of £375,000

Est. 1934
SWF
SANDERS WRIGHT & FREEMAN

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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