

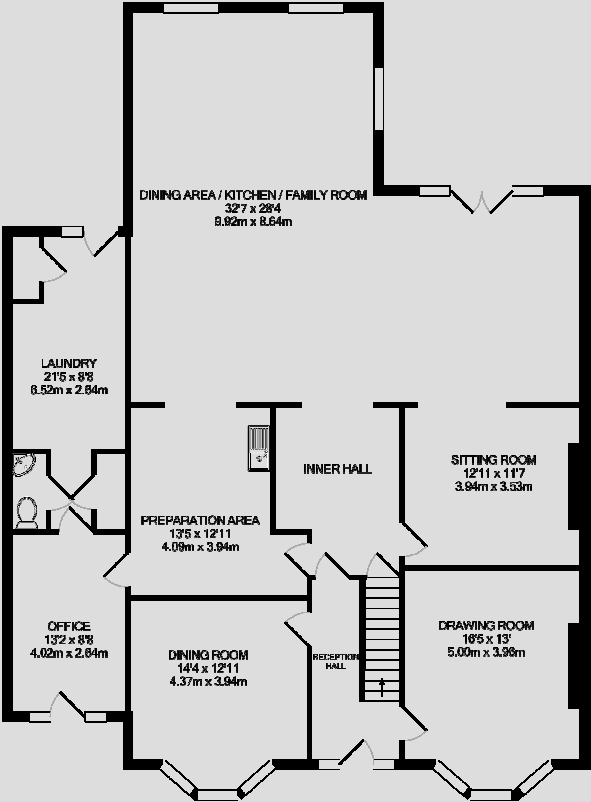
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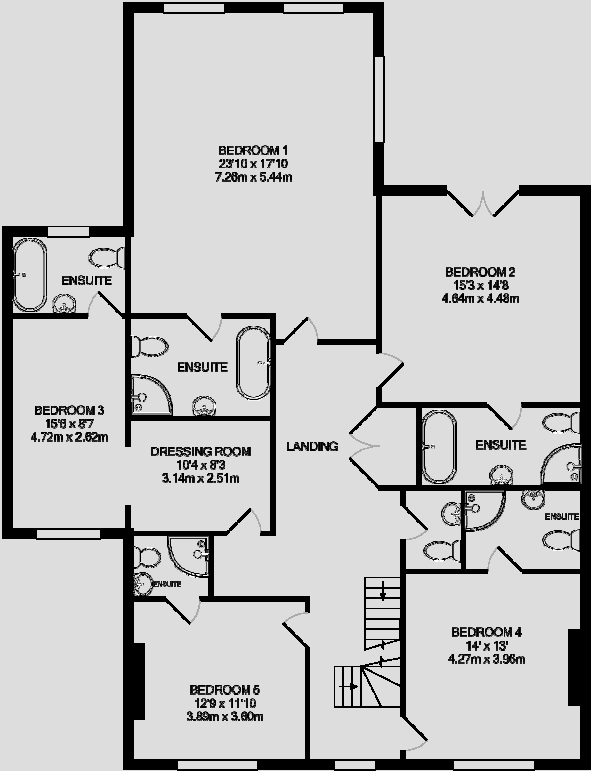
Bramber, Histons Hill, Codsall, Wolverhampton



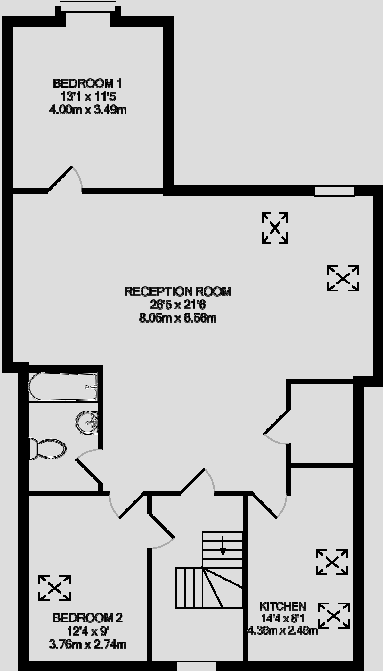
**Bramber, Histons Hill, Codsall, Wolverhampton, Staffordshire, WV8 2EY**



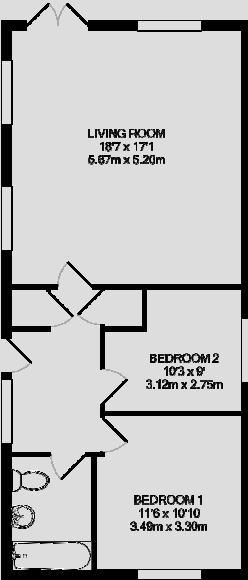
GROUND FLOOR



1ST FLOOR



2ND FLOOR / APARTMENT



DETACHED BUNGALOW

**BRAMBER**  
**TOTAL APPROX. FLOOR AREA 5408 SQ.FT. (502.4 SQ.M.)**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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## Location

Set back from the road within grounds of just under 0.5 acres, this impressive period double fronted detached family home has been extensively restyled and sympathetically extended over the last few years providing exceptional living accommodation over two storey's with the additional benefit of a large self-contained apartment on the second floor together with a detached annexe which has been recently built within the grounds for dependant relatives.

The property is situated within the highly desirable South Staffordshire village of Codsall with its wide range of amenities including shops, excellent schools and public transport services within easy locality with the exceptional benefit of having local rail services running from Codsall station to Wolverhampton which benefits from mainline connections with services to London Euston being approximately two hours.

The property itself which although principally laid out to accommodate a large and extended family could subject to the appropriate planning approval be used for a multitude of purposes as there is extensive living accommodation on all three floors and we strongly recommend that discerning purchasers make an appointment to view the property both externally and internally to truly appreciate the tremendous potential arrangement and excellent opportunity which exists.

- **SEPARATE SELF-CONTAINED APPARTMENT**
- **DETACHED ANNEXE FOR DEPENDANT RELATIVES**
- **Reception hall**
- **Drawing room**
- **Dining room**
- **Inner sitting room**
- **Magnificent living kitchen incorporating dining area & family room**
- **Office & large laundry with separate cloakroom**
- **Principal suite & guest suite – both double bedrooms with en-suites**
- **Third suite with through dressing room/study, double bedroom & bathroom**
- **Fourth & Fifth suites with en-suite shower rooms**
- **Energy Rating: C73**



**DETACHED ANNEXE FOR DEPENDANT RELATIVE**





### SEPARATE SELF-CONTAINED APPARTMENT



### Accommodation

**Reception hall** with minton tiled flooring leading to the main living areas. There are two formal reception rooms to the front, a **drawing room** and **dining room** both with deep bays, plaque rails, cornice ceilings and attractive fireplaces and an informal, inner sitting room with a contemporary solid fuel stove. Undoubtedly, one of the most appealing features of the ground floor is provided by a **magnificent living kitchen** arrangement which includes a **large kitchen** with a plethora of built-in appliances and an open arch to a secondary, **preparation kitchen** area, an informal **dining area** and **family room**. Beyond the kitchen there is an **office** and **large laundry**, **separate cloakroom** and boiler cupboard.

The staircase rises to the **first floor** which has extensive accommodation. The **principal suite** and **guest suite** both have double bedrooms and en-suites with rolled top baths and separate showers. The **third suite** has a dressing room/study, double bedroom and bathroom. The **fourth** and **fifth** suites both have en-suite shower rooms.

Stairs rise to the upper floor with a **self-contained apartment** comprising large reception room, well-appointed kitchen, two double bedrooms and bathroom.

In the grounds there is a recently built **detached annexe** for dependant relatives comprising hall, living room with kitchen area, two double bedrooms and bathroom.

### Outside

The property is approached via wrought iron gates set in an old sandstone wall to a large front lawn with mature and screening borders and gated side access to further parking. The **enclosed rear garden** enjoys a patio, shaped lawn, well stocked and mature beds and borders, ornamental pool with a timber and part patched pavilion beyond.

**Tenure** – we are advised the property is Freehold.

**Services** – we are advised all mains services are connected. Gas fired central heating system.

**Council Tax** – Band G (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

**A property information questionnaire is available at any time upon request.**









#### Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches.

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