



11 Sandy Lane, Codsall, Wolverhampton, WV8 1EN

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A unique opportunity provided by a substantial four bedroom house, a completely independent and detached two storey cottage and a substantial garage block with the potential for a variety of different uses. The property offers a fine opportunity for extended family living with multi generational occupancy being easily accommodated and there is also the potential for generating a rental income out of the cottage.

LOCATION

Sandy Lane is a sought after road within Codsall which is, itself, a highly regarded South Staffordshire village with a comprehensive range of local facilities and excellent schooling. There is easy access to the more extensive amenities provided by Wolverhampton City Centre, local rail services run from Codsall station with mainline connections at Wolverhampton, the M54 facilitates fast access to the entire industrial West Midlands and the i54 Business Park is within easy reach.

DESCRIPTION

11 Sandy Lane is a truly unique property which is centred around a substantial and well appointed four bedroom family home which has glorious views over open fields and farmland to the rear. Next to the principal house is a modern, two storey detached cottage providing contemporary two bedroom living accommodation over two storeys and to the other side of the main house is a large garage block with off street parking in front and terraced gardens above, which has the potential to be used for a variety of different purposes including leisure or business usage, subject to gaining all of the usual and necessary consents and permissions. There is access via the garage driveway to the main family home via two steps and a lockable gate.

ACCOMMODATION

A short flight of steps leads from Sandy Lane to the front terrace with a panelled door opening into the HALL which has a well appointed GUEST CLOAKROOM. There is a large and light LOUNGE with a duel aspect incorporating sliding double glazed patio doors to the front garden and an impressive Louis style fireplace with marble hearth and slips and living flame coal and gas fire. Glazed double doors from the hall open into the DINING ROOM with French doors to the front garden and terrace and there is an excellent DINING KITCHEN with a comprehensive range of cupboards, four ring gas hob and built in electric oven, plumbing for a dishwasher, integrated refrigerator and ample space for informal dining or seating. There is an adjoining LAUNDRY with plumbing for a washing machine, sink and cupboards.

Stairs with turn balustrading rise to the part galleried landing. The PRINCIPAL SUITE has a double bedroom with a light corner aspect with glorious views across open fields, a range of built in wardrobes and a spacious bathroom EN-SUITE with a panelled air bath, fully tiled corner shower with steam jets, basin and knee hole dressing table. There are THREE FURTHER DOUBLE BEDROOMS, all of which are generously proportioned and two of which has fitted wardrobes together with a well appointed HOUSE BATHROOM with a white suite with a corner bath, pedestal basin, WC and separate shower cubicle.

There is a paved path to the rear of the property, a secluded side COURTYARD providing a lovely seating area and a further terrace with front lawn. Steps from the side courtyard lead to the PRINCIPAL GARDEN which has been superbly landscaped and which predominately paved to provide easy maintenance. The gardens have a variety of staged seating areas including a timber terrace beneath a trained pergola and there is a small area of lawn with glass, span greenhouse.

There is a DETACHED GARAGE BLOCK which stands behind a DRIVEWAY laid in brick paviours providing off street parking with twin remote controlled elevating doors opening into the double garage which is oversized and which could be used for a variety of different purposes including potential commercial business applications (subject to gaining planning permission and all of the usual and necessary consents).

The COTTAGE was built in 2003 and is finished to a fine, contemporary standard. There is a DRIVEWAY laid in brick paviours providing off street parking to the front with a doorway opening into the LIVING ROOM with laminated flooring, contemporary electric fire and a KITCHEN AREA with wall and base mounted cupboards, Neff ceramic hob with extraction fan above, stainless steel electric oven, an integrated fridge, an integrated freezer, plumbing for a washing machine and space for a tumble dryer. There is a ground floor BEDROOM with laminated flooring and an external door to the rear with an adjoining BATHROOM with a well appointed, modern white suite with a panel bath with shower over, WC with concealed flush, wash basin with cupboards beneath, part tiled walls and laminated flooring.

A staircase with glass balustrading and polished steel banister rises to the upper floor with a light DOUBLE BEDROOM which is of a superb size with a through aspect, oak flooring and an EN-SUITE shower room with a fully tiled corner shower, WC and wash basin set within a vanity unit with cupboards above and beneath. Double glazed patio doors open to a timber decked rear TERRACE providing a lovely place to sit and benefit from the views across the field. There is a connecting gate and steps leading to the main house.

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

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Wolverhampton
WV6 8QS

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tettenhall@berrimaneaton.co.uk

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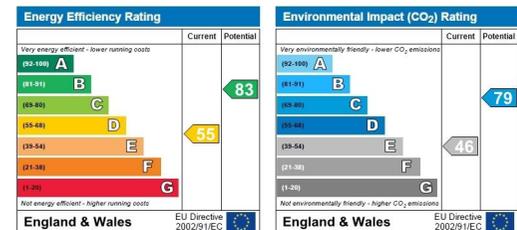
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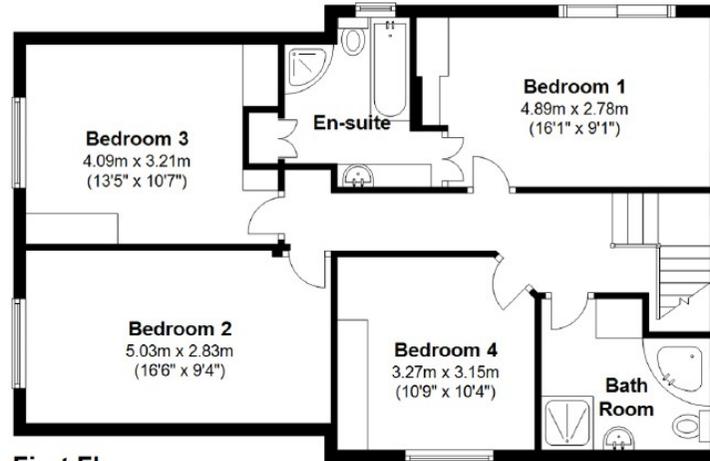
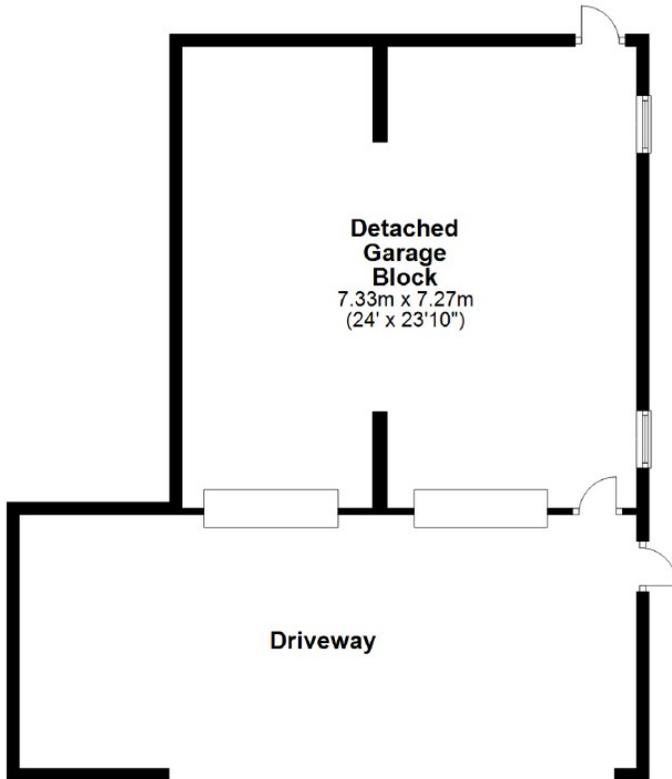
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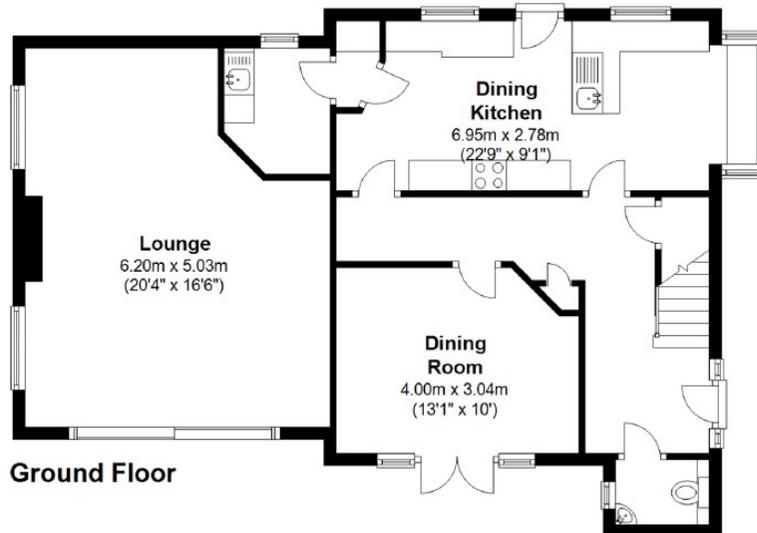
Offers around
£695,000



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.



First Floor

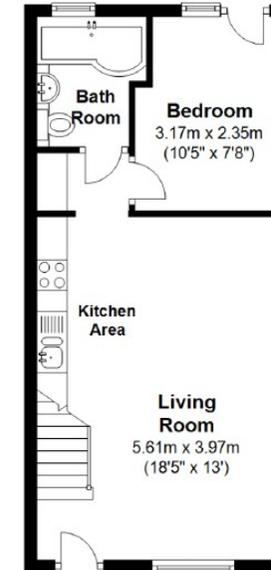


Ground Floor

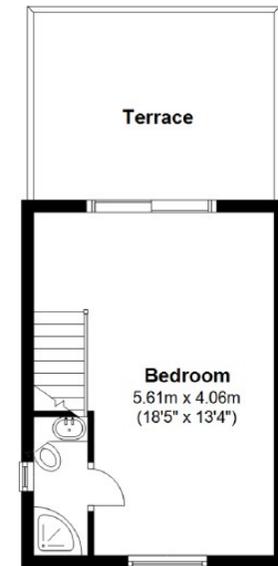
**11 SANDY LANE
CODSALL**

Approx Overall Floor Area
 HOUSE: 153.9sq.m. 1657sq.ft.
 COTTAGE: 57.5sq.m. 619sq.ft.
 GARAGE: 53.3sq.m. 573sq.ft.
TOTAL: 264.7sq.m. 2849sq.ft.
 (excluding driveway)

FOR GENERAL GUIDANCE ONLY
NOT TO SCALE



Cottage Ground Floor



Cottage First Floor





