



**77, Birches Road
Codsall, Wolverhampton, Staffordshire WV8 2JJ**

Offers in the region of £490,000

Introducing The Old Orchard, a most impressive three/four bedroom detached dormer bungalow situated in this highly desirable location, with a wide range of local amenities just a short walk away.

Thoughtfully renovated and extended by the current owners, this deceptively spacious family home is tastefully decorated throughout and offers both comfort and versatility for modern family living. The ground floor features two double bedrooms, along with an additional versatile room that can be utilised as a lounge or a fourth double bedroom. A family bathroom is also on this level, alongside a truly impressive open-plan kitchen/diner, undoubtedly the heart of the home and enjoying views over the beautifully maintained rear garden. To the first floor is a spacious yet cosy living room, a contemporary shower room, and the principal bedroom, creating an ideal private retreat.

Externally, the property benefits from a large driveway providing off-road parking for several vehicles along with a detached garage. CCTV is installed to the front, side, and rear of the property along with driveway alarm system for added security. The rear garden features a garden room/home office, offering excellent additional living space. The property further benefits from double glazing and gas central heating throughout.

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LOCATION

Conveniently located for access to all the amenities that both Codsall village and Bilbrook have to offer, the property is within walking distance of a range of shops, the highly regarded schools and the local facilities, as well as both Bilbrook and Codsall train stations. Also perfectly positioned for easy access to the M54 and M6 motorways, making it ideal for commuters.

FRONT



Featuring a large driveway providing off-road parking for up to seven vehicles, complemented by a front boundary wall, a gravel border to the side, and an oak porch with steps leading to the composite front door. There is also an electric vehicle charging point, gates to the side providing access to the rear garden, and a detached garage set back from the property.

ENTRANCE HALL

A bright and spacious entrance hall featuring laminate flooring, radiator and doors leading to the two bedrooms, family bathroom, lounge/additional bedroom, and to the fantastic open-plan kitchen/diner.

LOUNGE/BEDROOM

12'10" x 11'8" (3.92 x 3.57)



Featuring carpeted flooring, radiator, and a bay window to the front aspect.



KITCHEN/DINER

13'3" x 29'1" (4.05 x 8.88)



The true hub of this beautiful family home, this impressive open-plan space is flooded with natural light from the windows and doors overlooking the picturesque rear garden. Stylish and highly functional, the room features laminate flooring and a contemporary range of wall, base and drawer units complemented by laminate worktops, a 1.5 composite sink, Cuisinemaster range cooker with extractor hood over, radiator, electric wall-mounted heater, wine cooler and a multi-fuel stove set within a brick surround, creating a warm and inviting focal point. There is a large storage cupboard, along with space and plumbing for both a washing machine and dishwasher, plus ample room for an American-style fridge/freezer. A staircase leads to the first floor.

BATHROOM



Featuring laminate flooring, chrome heated towel rail, concealed cistern WC, and a hand wash basin set within a vanity unit. The suite is completed by a bath with shower attachment and has an obscure window to the side aspect.



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BEDROOM ONE

8'9" x 12'4" (2.68 x 3.77)



Featuring carpeted flooring, radiator and bay window to the front aspect.

BEDROOM TWO

7'10" x 12'4" (2.40 x 3.77)



Featuring carpeted flooring, radiator and window to the side aspect.

FIRST FLOOR LIVING ROOM

20'0" x 16'0" (6.11 x 4.89)



A most impressive space featuring carpeted flooring, two radiators, windows to the rear aspect, and three roof windows. Doors lead to the shower room and the principal bedroom, with a loft hatch providing access to the space above.



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FIRST FLOOR PRINCIPAL BEDROOM

14'0" x 16'0" (4.28 x 4.89)



Featuring carpeted flooring, radiator, window to the front aspect, and a roof window. The room is further enhanced by fitted wardrobes positioned on either side of a dressing table.

FIRST FLOOR SHOWER ROOM



Featuring laminate flooring, chrome heated towel rail, roof window, hand washbasin set within a vanity unit, concealed cistern WC, and a corner shower enclosure with dual showerheads.



REAR



A generously sized South West-facing garden, this fantastic outdoor space features a large paved patio complete with a brick barbecue and pizza oven, creating the perfect setting for entertaining and relaxed outdoor living. The garden also includes a lawn, external water supply and electric sockets. To the rear of the garden, a gravelled area houses a greenhouse and a garden room/office.



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GARDEN ROOM/OFFICE

11'3" x 12'10" (3.43 x 3.92)



A versatile additional living space that can be utilised all year round, featuring laminate flooring, electric wall mounted heater, shelving, laminate worktops, window to the side and French doors. The room is connected to the mains electricity.



GARAGE

18'6" x 10'11" (5.65 x 3.34)

Featuring an up-and-over door, electrical power supply, plumbing for a washing machine, and an alarm system.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

COUNCIL TAX BAND - E

South Staffs CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale.

FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

POSSESSION

Vacant possession will be given on completion.

SERVICES

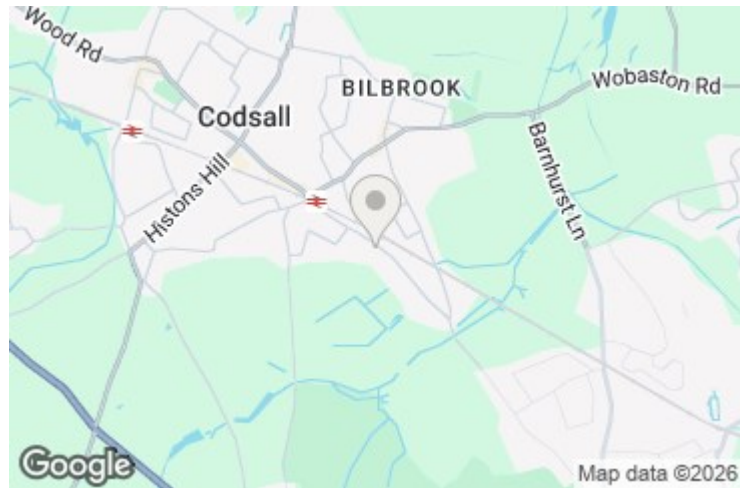
We are informed by the vendor that all mains services are connected.

TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.





Total area: approx. 162.6 sq. metres (1749.9 sq. feet)
77 Birches Road

