WORTHINGTON ESTATES

107, Suckling Green Lane
Codsall, Wolverhampton WV8 2BZ

Offers in the region of £455,000

Positioned on a generous corner plot at the junction of the highly regarded Histons Hill and Suckling Green Lane, this well maintained detached bungalow offers spacious and versatile accommodation in a sought-after location.

To the front, a driveway provides ample off-road parking and leads to the garage and entrance porch. The beautifully maintained wrap-around gardens are a particular feature of the property, creating excellent kerb appeal and an attractive setting. To the rear, the property enjoys a private, enclosed, low-maintenance garden, providing an ideal space for relaxing and entertaining.

Internally, the spacious entrance hall sets the tone for the accommodation. The bright and welcoming living room is flooded with natural light through expansive glazing, which provides delightful views over the surrounding gardens. The kitchen has been thoughtfully extended to create a substantial L-shaped fitted kitchen with integrated appliances, complemented by a practical utility room. There are two well-proportioned double bedrooms, both benefitting from fitted wardrobes and views over the garden, together with a third bedroom currently utilised as a home office. A modern wet room completes the accommodation.

Offering well-maintained accommodation, generous outdoor space and an excellent position within this desirable area, this delightful bungalow is sure to appeal to a wide range of buyers.

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FRONT

The property enjoys an attractive frontage, with a driveway providing ample off-road parking for several vehicles and access to the garage, complemented by an entrance porch and beautifully landscaped gardens.

ENTRANCE HALL

A spacious and welcoming entrance hall providing an inviting first impression, complemented by laminate flooring, a radiator and a useful built in cloaks cupboard.

KITCHEN / DINER

22'2" x 19'0" (6.78 x 5.80)

A generous fitted kitchen featuring laminate flooring and a comprehensive range of wall and base units providing plenty of storage, with laminate work surfaces over. There is a 1.5-bowl stainless steel sink, radiator and windows to the side and rear aspects, allowing for plenty of natural light. Integrated appliances include a fridge freezer, dishwasher, grill, electric oven and hob with extractor hood over. The kitchen also provides access to the utility room, living room, driveway and rear garden.

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UTILITY
5'5" x 4'4" (1.67 x 1.33)

Featuring tiled flooring, a radiator, wall and base units with laminate work surfaces, a stainless steel sink, an obscure window to the front aspect, and space and plumbing for a washing machine.

LIVING ROOM
17'9" x 11'4" (5.43 x 3.46)

A delightful living room enjoying views over the garden, complemented by carpeted flooring, a feature electric fire and two radiators.

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BEDROOM ONE
10'7" x 9'10" (3.23 x 3.01)

A generous double bedroom featuring fitted wardrobes with overhead storage, carpeted flooring, a radiator and a window overlooking the side aspect.

BEDROOM TWO
10'7" x 29'10" (3.23 x 9.11)

A further double bedroom featuring an integrated wardrobe, carpeted flooring, a radiator and a window overlooking the side aspect.

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BEDROOM THREE
8'9" x 8'7" (2.67 x 2.63)

A well-proportioned single bedroom featuring carpeted flooring, a radiator and a window overlooking the front aspect.

WETROOM
8'8" x 5'1" (2.65 x 1.57)

A modern wet room featuring a walk-in shower with rainfall shower head, separate handheld shower attachment, glazed screen and linear floor drainage. Further comprising an obscure window to the side aspect, a WC and wash hand basin set within a vanity unit, together with a radiator incorporating a heated towel rail.

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OUTSIDE FRONT

OUTSIDE REAR

A private, low-maintenance South-Westerly rear garden, enjoying a good degree of screening and featuring a patio area and garden shed. A gated side access leads through to the front garden.

GARAGE

15'3" x 8'2" (4.66 x 2.51)
Featuring electric roller door, power sockets and lighting. With window to the rear and door leading onto the rear garden.

FLOOR PLANS

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

VIEWING

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

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.

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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.

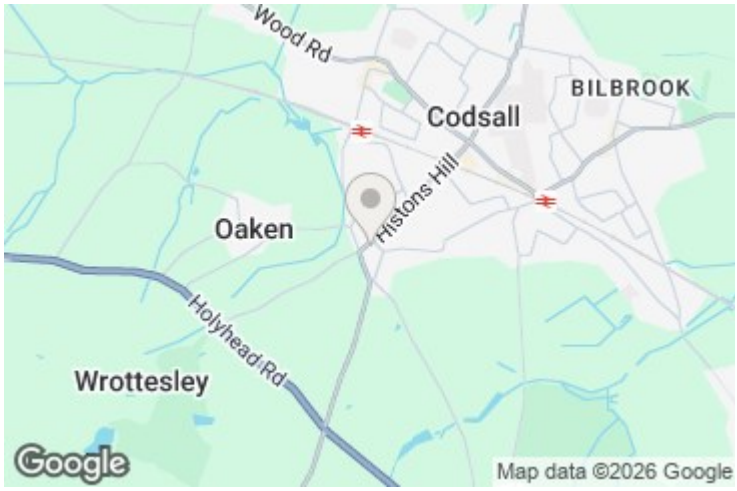
COUNCIL TAX BAND - E
South Staffs CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each 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.

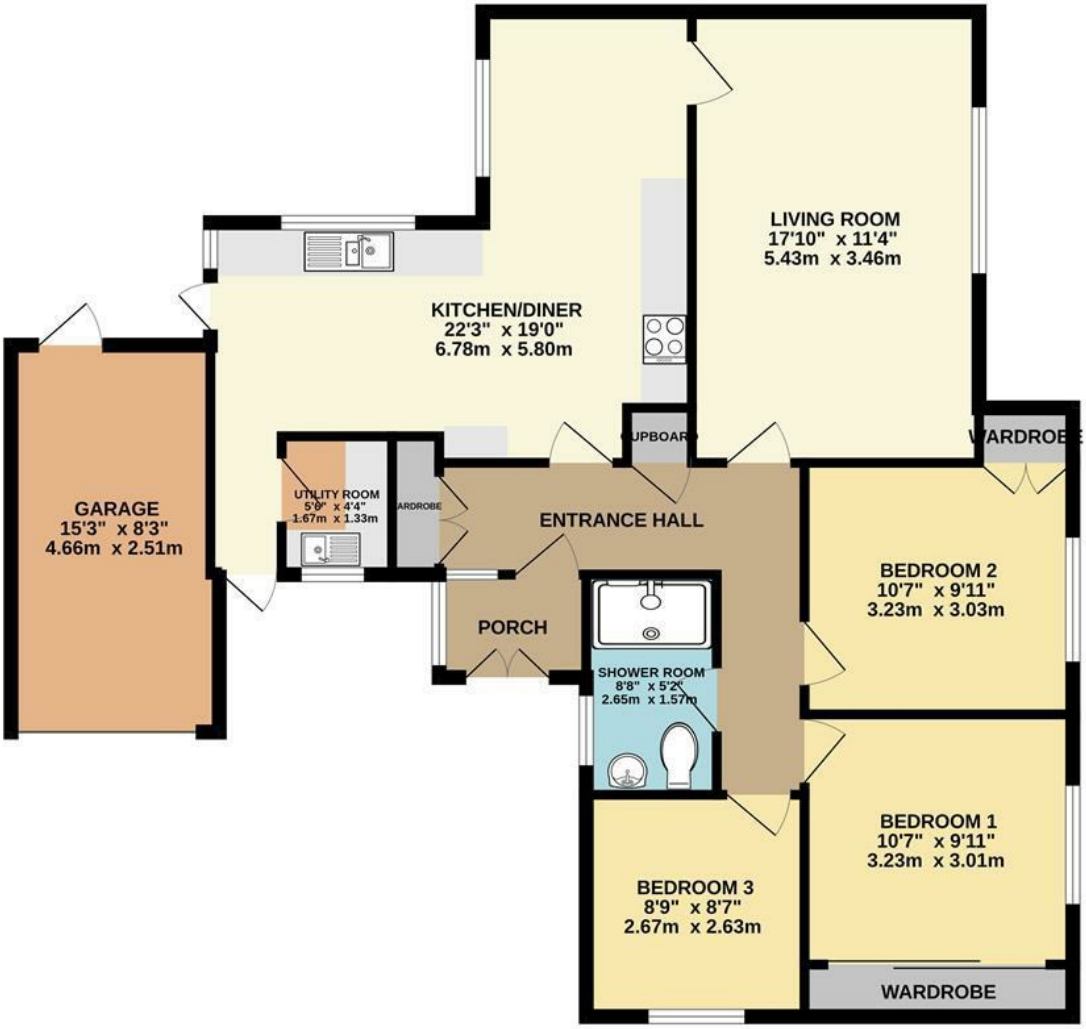
POSSESSION
Vacant possession will be given on completion.

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

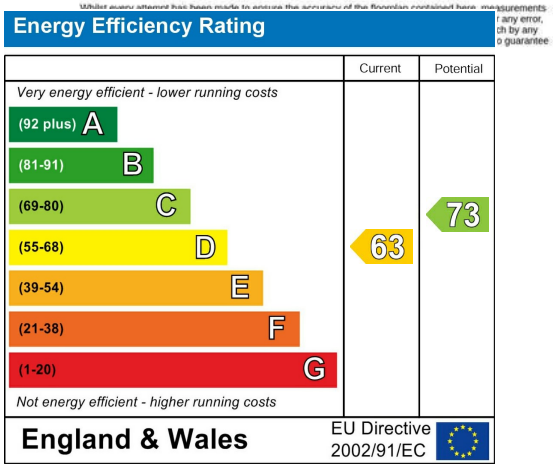
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific 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.



GROUND FLOOR
1091 sq.ft. (101.4 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.4 sq.m.) approx.



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The Property Ombudsman