



Foxgloves, 57A Lime Tree Road, Codsall, Wolverhampton, South Staffordshire, WV8 1NX

**BERRIMAN**  
**EATON**

# Foxgloves, 57A Lime Tree Road, Codsall, Wolverhampton, South Staffordshire, WV8 1NX

A beautiful new-build detached house constructed by renowned builders Tatton Hall Homes enjoying a private gated drive and positioned in the heart of Codsall Village.

## LOCATION

Lime Tree Road stands in an established residential development within easy reach of the wide ranging local facilities available within Bilbrook, Birches Bridge and Codsall itself.

Nestled within an exclusive development of just two newly built homes, this stunning one-bedroom detached property offers modern, energy-efficient living in a peaceful residential setting within the highly desirable village of Codsall. Set back from the road with private access serving both properties, this beautifully finished home benefits from allocated parking, a private rear garden, and high specification finishes throughout.

## DESCRIPTION

Constructed and finished to an exceptional standard throughout, this home benefits from solar panels helping to reduce running costs while providing sustainable modern living. With an abundance of natural light, high-quality fixtures and fittings, and a sought-after village location, this superb property presents a rare opportunity for those seeking a low-maintenance, stylish home in a desirable South Staffordshire setting.

The property is being sold with a 10 year Premier Guarantee warranty.

## ACCOMMODATION

Upon entering the property, you are welcomed into a bright and spacious entrance hall, creating an immediate sense of space and quality. The hallway provides access to all ground-floor accommodation, the staircase to the first floor, a useful understairs storage cupboard, and a convenient downstairs WC fitted with a wash basin and WC.

The lounge is generously proportioned and filled with natural light from a large front-facing window, while double patio doors open directly onto the rear garden, providing the perfect space for relaxing or entertaining. Adjacent to the lounge is the stylish kitchen diner, thoughtfully designed with modern cabinetry, ample worktop space, integrated appliances, and plenty of storage. Double patio doors from the kitchen also provide access to the garden, enhancing the home's light and airy feel.

To the first floor, the impressive principal bedroom enjoys pleasant views through a side-facing window and offers a comfortable and tranquil retreat. Across the landing, the contemporary family bathroom comprises a bath, WC, and wash basin, with a large skylight flooding the room with natural light.

## OUTSIDE

The rear garden offers a private outdoor space ideal for enjoying the warmer months, while the property's overall design has been carefully considered to maximise comfort, practicality, and energy efficiency.

We are informed by the Vendors that all mains services are connected and there are solar panels owned outright by the owners.

COUNCIL TAX BAND Newbuild TBC – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows TBC

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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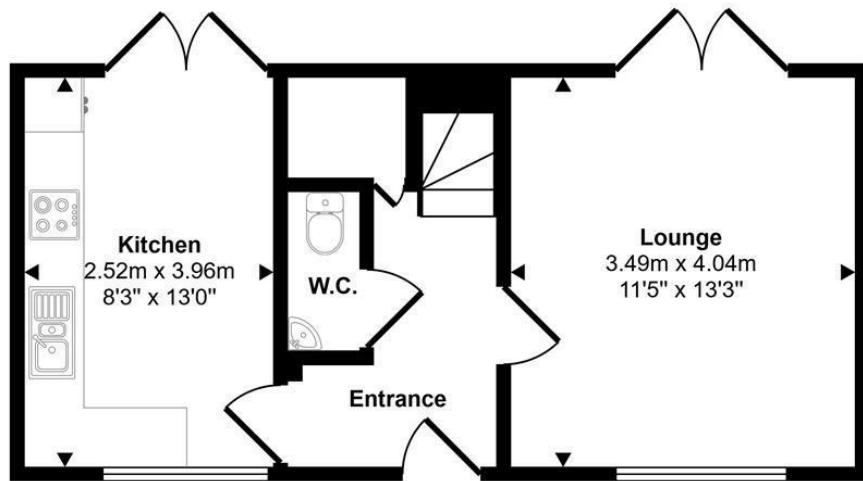
Offers Around  
£295,000

EPC: A

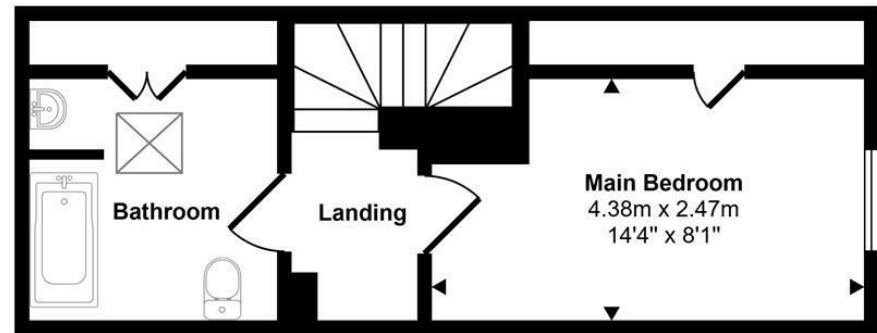
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



Approx Gross Internal Area  
60 sq m / 643 sq ft



Ground Floor  
Approx 34 sq m / 363 sq ft



First Floor  
Approx 26 sq m / 280 sq ft

