Little Stooking, 69 Codsall Road, Tettenhall, Wolverhampton, WV6 9QG

BERRIMAN
EATON

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A substantial family home which is appointed to the highest of standards
and which stands in a Conservation Area in a superb plot of almost 0.75 acres in total
in a convenient and easily accessible location and yet which has glorious, open views over South Staffordshire countryside to the rear.

LITTLE STOOKING
69 CODSALL ROAD, CODSALL

HOUSE:	285.5sq.m.	3073sq.ft.
GARAGE:	46.1sq.m.	496sq.ft.
TOTAL:	**331.6sq.m.**	**3569sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

LOCATION

Little Stooking stands in an enviable location within easy reach of the sought after villages of both Tettenhall and Codsall which offer a full complement of local facilities and easy access to more extensive amenities in the City centre.

The M54 facilitates fast access to Shrewsbury, Birmingham and beyond and regular rail services run from Codsall and Bilbrook stations with direct trains to Birmingham and Shrewsbury.

The area is particularly well served by schooling in both sectors with Newbridge and Birchfield Preparatory Schools, Tettenhall College, Wolverhampton Grammar and Wolverhampton Girls High all being worthy of note. Recreation amenities include two prestigious Golf courses, Cricket club, Gymnasiums and dog walking including the Staffordshire Way.

DESCRIPTION

Little Stooking is an outstanding family residence which benefits from superbly appointed, well presented and thoughtfully laid out accommodation over two floors.

The house was purchased by the current owners in 2010 and, since that time, has been extended over both ground and first floors to create a magnificent family home which is ideal for contemporary lifestyles. All the extension work was carried out by well known local firm Messrs Three Pines Building Co to an exacting quality of workmanship.

One of the principal features of Little Stooking is the superb approximately 0.75 acre plot with beautifully laid out mature grounds which also benefit from glorious views over open, South Staffordshire countryside. The rear garden is a delightful setting for outdoor entertaining and summer gatherings.

The house is appointed to an exceptional standard internally with kitchen and bathroom suites of quality with gas fired central Heating, double glazing, Samsung CCTV and Honeywell alarm system..

ACCOMMODATION

A tile hung, oak framed PORCH has a composite front door opening into the HALL with tiled floor with underfloor heating, integrated ceiling lighting and a GUEST CLOAKROOM with a well appointed suite including a WC with concealed flush and wash basin set within a vanity unit with cupboards beneath, a feature panelled wall, tiled floor, underfloor heating and integrated ceiling lighting. A SITTING ROOM with Karndean flooring, cloaks and storage cupboards, integrated ceiling lighting, wiring for a wall mounted TV and a walk-in store with tiled cold shelf. An ENTRANCE HALL with oak parquet flooring and ceiling cornice has a door to the garden and a second CLOAKROOM with a white suite of WC and wash basin with cupboard beneath, Amtico flooring and integrated ceiling lighting. The DRAWING ROOM has a light corner aspect with windows both to the side and rear, a bolection moulded minster stone style fireplace with a remote controlled living flame coal effect gas fire, a feature panelled wall, original maple wooden strip flooring and ceiling cornice. The DINING ROOM has a rear window overlooking the garden, a feature panelled wall, two arched recesses with cupboards beneath and Karndean flooring.

The focal point of the ground floor is the outstanding LIVING KITCHEN with underfloor heating which has ample areas for seating, dining, preparation and entertaining. The kitchen has a comprehensive range of wall and base mounted, contrasting cabinetry with Caesarstone quartz surfaces together with a large centre island, a Rangemaster cooker set within an Inglenook style recess with filtration unit above. It benefits from a full range of high spec integrated appliances comprising of a built in Siemens microwave, De Dietrich steam oven, Bosch dishwasher and a Siemens tall larder fridge. The room has under unit lighting, integrated ceiling lighting, ceramic floor tiling, remote controlled Keylite windows, wiring for a wall mounted TV and French doors to the garden. A particular feature of this room is the triple aspect windows that frame the south west facing garden and the rural views beyond. The adjoining LAUNDRY with coordinating units and surfaces to those in the kitchen, a concealed wall mounted Vaillant gas fired central heating boiler, underfloor heating, an integrated Siemens tall larder freezer, integrated ceiling lighting and a stable style door to the side opening to a second oak porch.

Stairs from the rear entrance hall rise to the split level first floor landing with access to the roof space via a loft ladder, ceiling coving, a window to the front and an under eaves recess with front window which could be ideal for home working or a study area. The PRINCIPAL BEDROOM SUITE has a large double bedroom with French doors opening onto a breakfast balcony with glass balustrading and incredible views, wiring for a wall mounted TV, integrated ceiling lighting, a walk in WARDROBE / DRESSING ROOM with fitted hanging rails and an EN-SUITE SHOWER ROOM with a large, fully tiled shower, WC with concealed flush and wash basin set within a vanity unit including cupboards and drawers beneath, tiled walls, Karndean flooring, a window to the front and a ladder towel rail radiator. The SECOND BEDROOM SUITE has a large double bedroom with a light, triple aspect, a walk-in wardrobe and an EN-SUITE SHOWER ROOM with a well appointed suite including a fully tiled shower with waterfall head and separate hose, a vanity unit with wash basin with cupboard beneath and a WC with concealed flush, tiled walls, a roof light and a chrome towel rail radiator. The THIRD BEDROOM SUITE has a large double bedroom with a light corner aspect and beautiful views, a wide bank of fitted wardrobes with integrated chest of three drawers and a further chest of five drawers to one side, a feature panelled wall, ceiling cornice, integrated ceiling lighting and a well appointed EN-SUITE BATHROOM with a full suite of a panelled, corner air bath, separate fully tiled shower and a vanity unit with inset twin wash basins, a WC with concealed flush and cupboards together with cupboards above, tiled walls and heated towel rail.

BEDROOM FOUR is a good double room in size with wide banks of fitted wardrobes, ceiling cornice, integrated ceiling lighting and views to the rear and BEDROOM FIVE is also a good double room in size with a feature panelled wall, ceiling cornice, integrated ceiling lighting and rear windows opening onto a Juliet balcony. The HOUSE BATHROOM has a well appointed Heritage suite with a panelled bath with shower over, pedestal basin and WC, tiled floor with electric underfloor heating, tiled walls, integrated ceiling lighting and a heated towel rail.

OUTSIDE

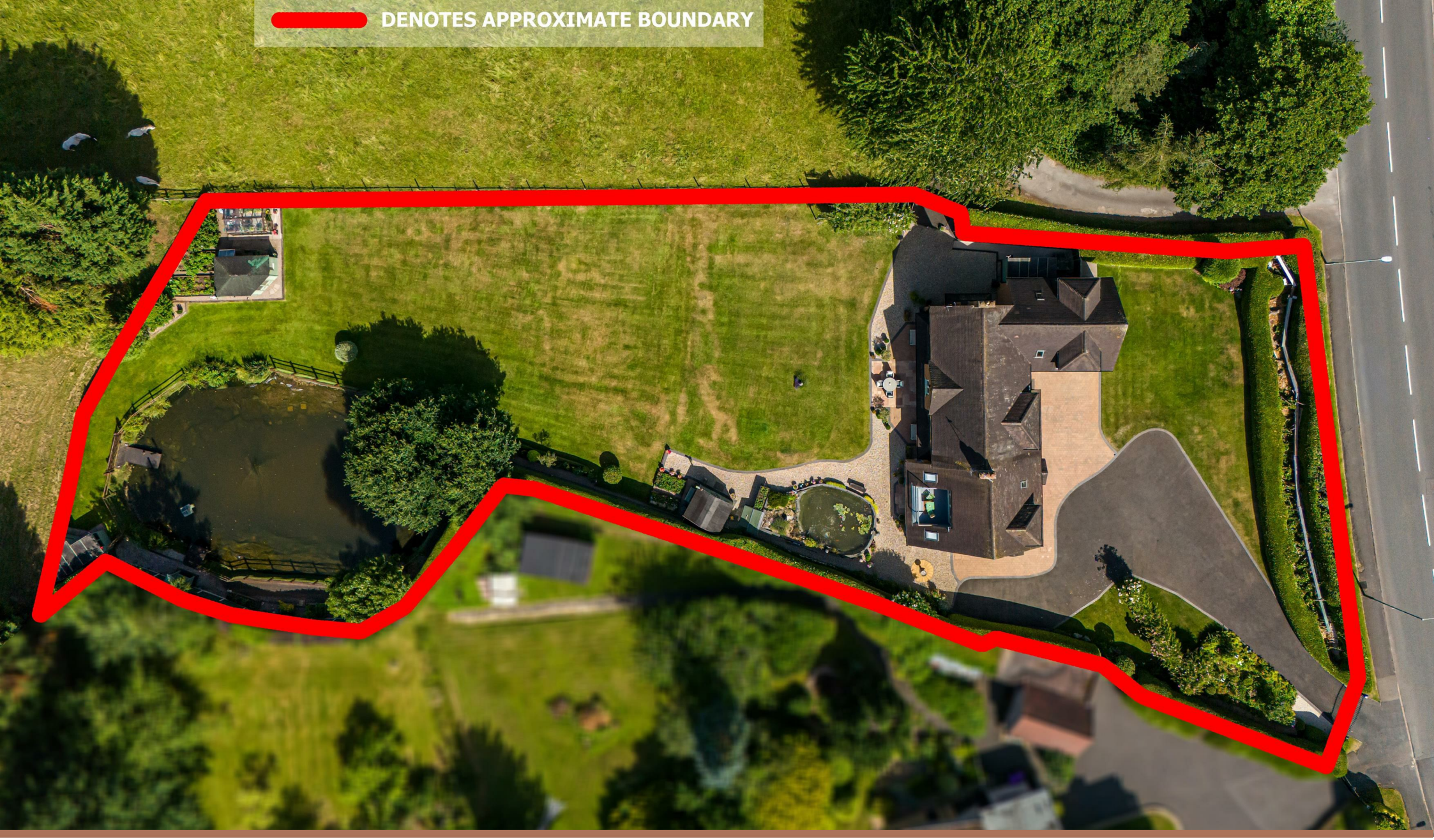
Little Stooking is approached through a gated remote controlled entrance which opens onto a tarmac and block paved DRIVEWAY providing significant parking for multiple vehicles. This private and shielded frontage benefits from mature evergreen boundary, shaped front lawns with well stocked beds and borders. A DOUBLE GARAGE with remote control door incorporating a WORKSHOP / STORAGE AREA to one side with courtesy door to the front, a side window, concrete floor and electric light and power.

A gravelled terrace to the side with cold water supply leads to the beautiful REAR GARDENS with a patio laid in Indian slate, gravelled borders, an ornamental garden pond with automatic fish feeder, a large, shaped rear lawn, an ornamental garden duck pond with post and rail fencing and a gravelled path around together with a wooden jetty and duck house, a timber garden shed, a greenhouse, an area of kitchen garden, a SUMMER HOUSE with outstanding views across adjoining open fields with farmland and countryside beyond and an insulated GARDEN ROOM ideal for home working or family chill space. There is secondary vehicular access to the rear through a wooden gate providing a further, SECURE PARKING AREA for caravan, boat or similar with the benefit of a Campervan power hook up.

We are informed by the Vendors that all mains services (including full fibre) are connected and there is a water softener.
COUNCIL TAX BAND G – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard, Superfast and Ultrafast are available
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
The long term flood defences website shows very low risk.

Offers Around £1,250,000 EPC: C

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.



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