



Glenhurst, 68 Suckling Green Lane, Codsall, Wolverhampton, WV8 2BY

BERRIMAN
EATON

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A delightful, period semi detached cottage with later extensions which has recently been comprehensively remodelled throughout to provide excellent living accommodation throughout, all standing in a large plot

LOCATION

Glenhurst stands in a fine location in a sought after area and is within easy walking distance of the wide ranging facilities available within Codsall Village Centre itself.

Excellent schooling in both sectors is easily accessible and there are excellent communication links with rail services running from Codsall Station with direct connections to Birmingham, the M54 facilitating fast access to the motorway network and the whole of the industrial West Midlands and there are easy motor routes into Wolverhampton City Centre.

DESCRIPTION

This is a substantial, semi detached house with surprisingly spacious accommodation to both ground and first floors. The core of the property is an attractive, period residence of much character which has been substantially extended to the side.

The property has been refurbished over the years by the current seller who purchased the property in 2008. In recent times the property has been remodelled internally in 2023 to create a coherent layout which is ideal for modern lifestyles. The kitchen and bathroom suites are all well appointed, there is double glazing and gas fired central heating with a new boiler having been installed in 2024 together with neutral décor. A new roof was fitted in the spring of 2025.

ACCOMMODATION

An oak and glazed front door opens into the HALL with laminated flooring, cloaks area and an oak and glazed door opening into the SITTING ROOM with laminated flooring, a double glazed window to the front and fitted book, display and TV shelving. There is a LIVING ROOM with ample space for both seating and dining with the seating area having a chimney breast with recessed cast iron wood burning stove, the dining area having integrated ceiling lighting, double glazed windows to two elevations and a double glazed garden door with the entire room having laminated flooring. There is a BREAKFAST KITCHEN with a comprehensive range of wall and base mounted cabinetry with butchers block working surfaces, space for a range style cooker with a Rangemaster extraction chimney above, a recycling bin cupboard, an integrated Bosch dishwasher, space for an American style fridge freezer, a vaulted ceiling with integrated ceiling lighting and three double glazed roof lights, double glazed windows and French doors to the garden, gloss floor tiling and an internal door to the garage. There is an INNER LOBBY with a well appointed GUEST CLOAKROOM with a white suite of WC and wall hung wash basin, white metro wall tiling and an adjoining LAUNDRY with granite work surfaces with under mounted one and a half bowl stainless steel sink, base mounted units, plumbing for a washing machine, fitted shelving, a cupboard with a pressurised hot water cylinder and a door to a STUDY with laminated flooring, a double glazed window to the front and integrated ceiling lighting.

A staircase from the hall rises to the split part galleried landing with a double glazed window to the rear and a built in wardrobe with hanging rail and shelving. BEDROOM ONE is a good double room in size with a light through aspect with a double glazed window to the front and a double glazed rear window and French door opening onto a BALCONY, ceiling coving and integrated ceiling lighting and there is an adjoining BATHROOM with a contemporary white suite with a panelled bath with shower end with shower over with waterfall head and separate hose, WC and vanity unit with inset wash basin with cupboard beneath, integrated ceiling lighting, a double glazed window and a chrome towel rail radiator. BEDROOM TWO is a double room in size with a double glazed window to the front, ceiling cornice and a built in double wardrobe with cupboard above. BEDROOM THREE is a double room in size with a double glazed window overlooking the rear garden, storage cupboard with a wall mounted Glow-worm gas fired central heating boiler which was installed in 2024 together with fitted book and display shelving and BEDROOM FOUR is also a good room in size with a double glazed window to the front. The second BATHROOM has a white suite with panelled bath with shower over, pedestal basin and WC, part mosaic tiled walls and tiled floor and a double glazed window together with a chrome towel rail radiator.

OUTSIDE

The house stands behind a wide frontage which is laid in brick pavements providing ample off street parking. There is an INTEGRATED GARAGE with double wooden doors to the front, electric light and an internal door to the kitchen. Gated side access leads to the large REAR GARDEN with an extensive paved terrace to the rear of the property, a shaped lawn with a steppingstone paved path leading to a timber GARDEN CABIN which has electric light and power and which could be used for a variety of different purposes including leisure room, gym, home office or party room. There is a sunken pit for a trampoline, a covered wood store and a garden store.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – 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 and speeds.

The long term flood defences website shows very low risk.

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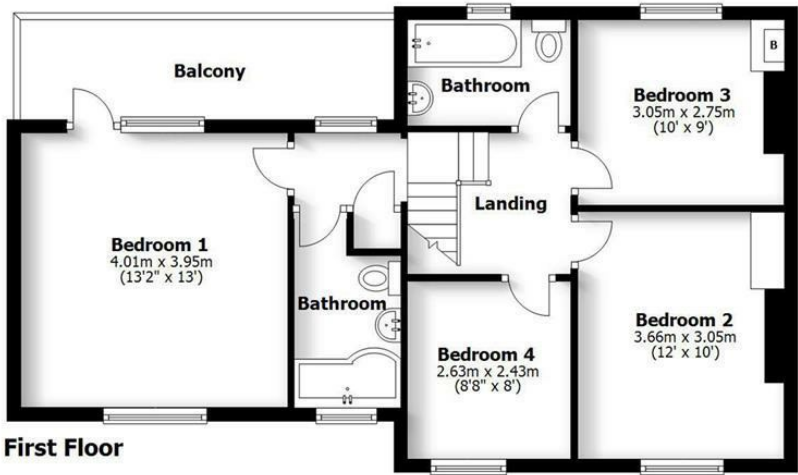
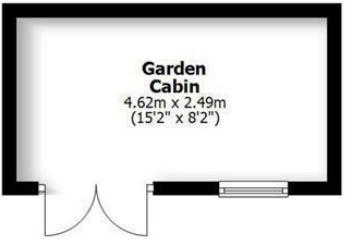
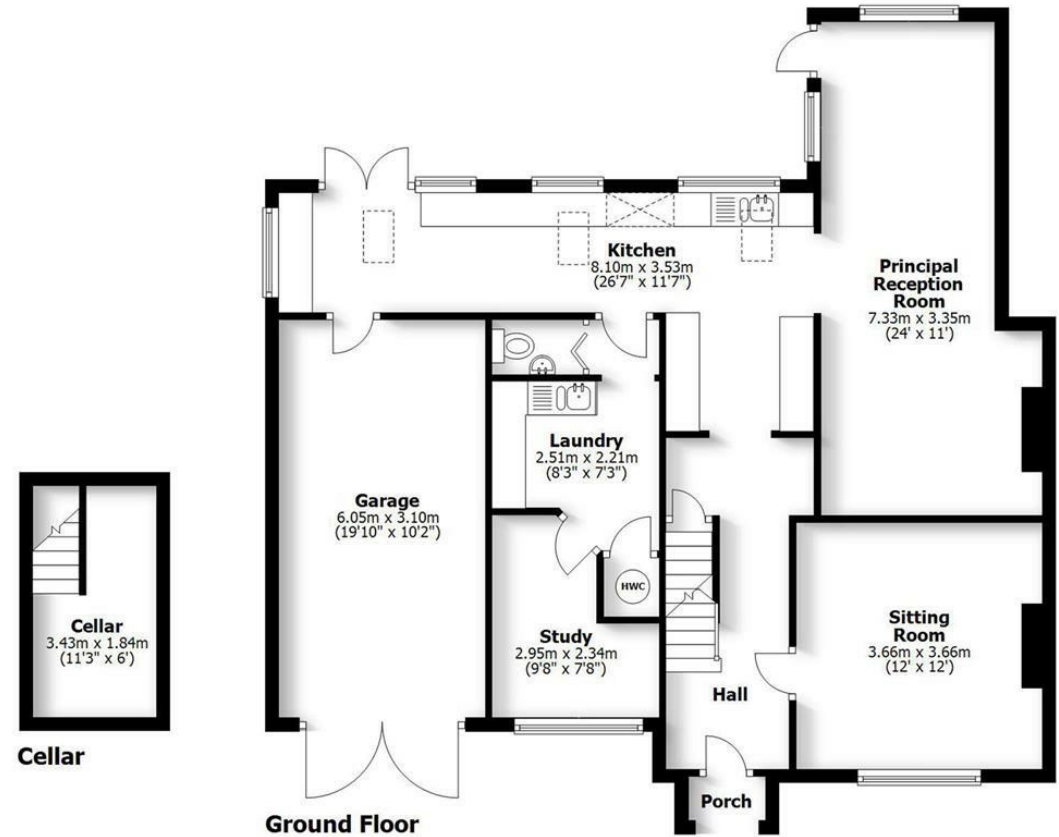
www.berrimaneaton.co.uk

Offers Around
£499,950

EPC:

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.

68 SUCKLING GREEN LANE
CODSALL



HOUSE:	138.5sq.m.	1491sq.ft.
CELLARS:	6.3sq.m.	68sq.ft.
GARAGE:	18.7sq.m.	202sq.ft.
GARDEN CABIN:	11.5sq.m.	124sq.ft.
TOTAL:	175sq.m.	1885sq.ft.

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





DENOTES APPROXIMATE BOUNDARY

