



Clee View Codsall Wood Road, Codsall Wood, Wolverhampton, WV8 1QR

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A stylish and contemporary modern semi detached property forming part of a small and exclusive development in a small, leafy and rural South Staffordshire hamlet in close proximity to Codsall Village and which benefits from excellent communications throughout the entire West Midlands.

LOCATION

Codsall Wood lies approximately 1.5 miles to the north west of Codsall village centre. The hamlet boasts a thriving and friendly community spirit with a comprehensive range of local amenities.

Codsall Wood is surrounded by glorious, open countryside and enjoys a distinctly rural feel with lovely views and countryside walks and yet is within easy travelling distance of several commercial centres.

Wolverhampton city centre is only about 7.5 miles away and the M54 motorway is easily accessible at either junction 2 (approx 5 miles away) or junction 3 (approx 4 miles away) which facilitates fast access to Shrewsbury, Birmingham and the entire West Midlands. Local rail services run from both Codsall and Bilbrook stations with direct connections to Birmingham and further mainline connections at Wolverhampton.

DESCRIPTION

Clee View is a superbly appointed semi detached home with rooms of excellent proportions over two storeys and appointments of the highest standards.

The property benefits from double glazed windows, gas fired central heating and luxuriously fitted kitchen and bathroom suites with a driveway to the side affording ample off street parking with further parking afforded by an attached garage.

ACCOMMODATION

An open, tile hung PORCH has a front door opening into the HALL with oak flooring, useful understairs cloaks and storage cupboard and a well appointed CLOAKROOM with a white suite of WC and pedestal basin with tiled splash back, oak flooring and a double glazed window. The SITTING ROOM is a good size room with a double glazed bay window with plantation shutters to the front and a contemporary electric fire with an elegant surround with inset downlighting. There is a DINING KITCHEN which runs the full width of the property to the rear with a comprehensive range of contemporary wall and base mounted cupboards with a coordinating centre island with breakfast bar, a built in stainless steel Electrolux oven with four ring Zanussi stainless steel hob above with stainless steel splash back and stainless steel extraction chimney above, an integrated fridge and freezer, an integrated Electrolux dishwasher, a built in Hoover washing machine, ample space for informal dining, wiring for a wall mounted TV, gloss floor tiles, integrated ceiling lighting, double glazed French doors and windows overlooking the rear garden.

A staircase from the hall rises to the galleried landing with access to the roof space and a linen cupboard with slatted shelving. The PRINCIPAL SUITE is a superb large suite with a double bedroom with a walk in square double glazed bay window to the front with plantation shutters and a well appointed EN-SUITE shower room with a modern, contemporary white suite with a fully tiled shower, WC and pedestal basin, part tiled walls, integrated ceiling lighting and a chrome towel rail radiator. BEDROOM TWO is a good double room in size with a bank of fitted wardrobes and a double glazed window to the rear with plantation shutters. BEDROOM THREE is also a good sized room with a double glazed window with plantation shutters overlooking the rear garden. The BATHROOM has a well appointed, white suite with a panelled bath with shower over, pedestal basin, WC, part tiled walls, integrated ceiling lighting and a chrome towel rail radiator.

OUTSIDE

Clee View stands in a delightful position with far reaching views to the front and a front garden and DRIVEWAY laid in block pavements providing ample off street parking. There is a single GARAGE to the side with an elevating door, electric light and power and a courtesy door to the REAR GARDEN with a paved patio, timber decked sun terrace and shaped lawn with planted beds and borders. There is external lighting and a cold water supply.

MANAGEMENT FEE

There is an annual fee for the upkeep of the development which is currently at £100 per annum.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – 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 and Superfast broadband 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.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Offers Around
£364,950

EPC:

www.berrimaneaton.co.uk

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.



Clee View
Codsall Wood

HOUSE: 87.6sq.m. 943sq.ft.
GARAGE: 16.6sq.m. 179sq.ft.
TOTAL: 104.2sq.m. 1122sq.ft.

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



