



The Stork, Hawthorne Lane, Codsall, Wolverhampton, WV8 2DA

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# The Stork, Hawthorne Lane, Codsall, Wolverhampton, WV8 2DA

A deceptively spacious and recently refurbished detached bungalow of generous proportions standing in a prime residential location in a sought after South Staffordshire village

## LOCATION

The Stork stands in a wonderful position on Hawthorne Lane in a prime Codsall location. The village centre is within easy reach with its full complement of local facilities and there is easy access to Tettenhall village. Wolverhampton City Centre is within convenient reach as is the highly publicised i54 Business Park, the motorway network is easily accessible via the M54 (junction 2) and, furthermore, the area is particularly well served by schooling in both sectors.

## DESCRIPTION

The Stork stands on a generous plot and has been refurbished throughout to a high standard, offering well-presented accommodation with quality kitchen and bathroom suites. The internal layout comprises a generously proportioned reception room, kitchen, two well-sized bedrooms, and a modern bathroom suite. Externally, the property benefits from off-street parking to the front, a garage, and a rear garden of substantial size

## ACCOMMODATION

Double glazed French doors open into the PORCH with a further door opening into the RECEPTION HALL with tiled flooring. From here a door leads into the LOUNGE which is a good size with brick ornamental fire place, double glazed sliding doors to the rear and a door to the KITCHEN comprising wall and base shaker style units with fitted work surfaces, a stainless steel sink and drainer, an integrated oven with a gas hob and extractor above, an under counter fridge, there is space for a washing machine, a wall mounted gas boiler, tiled flooring, a double glazed window and door to the rear.

BEDROOMS ONE is a double room with a feature fireplace with gas fire and double glazed windows to two elevations. BEDROOM TWO is also a double room with a double glazed front window. The BATHROOM is a superb size and comprises a modern suite with a free standing roll top bath, a tiled shower cubicle, pedestal basin, WC, a large built in storage cupboard and a double glazed window.

## OUTSIDE

The property is set back from the road behind a mature hedged frontage with a shaped lawn and shrubbery. A gravelled DRIVEWAY provides off-street parking, with additional parking accessed via gates leading to the garage. The garage benefits from a glazed window and door, together with a workshop to the rear also having a glazed window and door. The rear garden is a particular feature of the property, enjoying an impressive plot with a paved terrace offering an ideal space for outdoor seating, alongside an extensive lawn bordered by mature hedging and shrubs.

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.

### Tettenhall Office

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### Bridgnorth Office

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### Lettings Office

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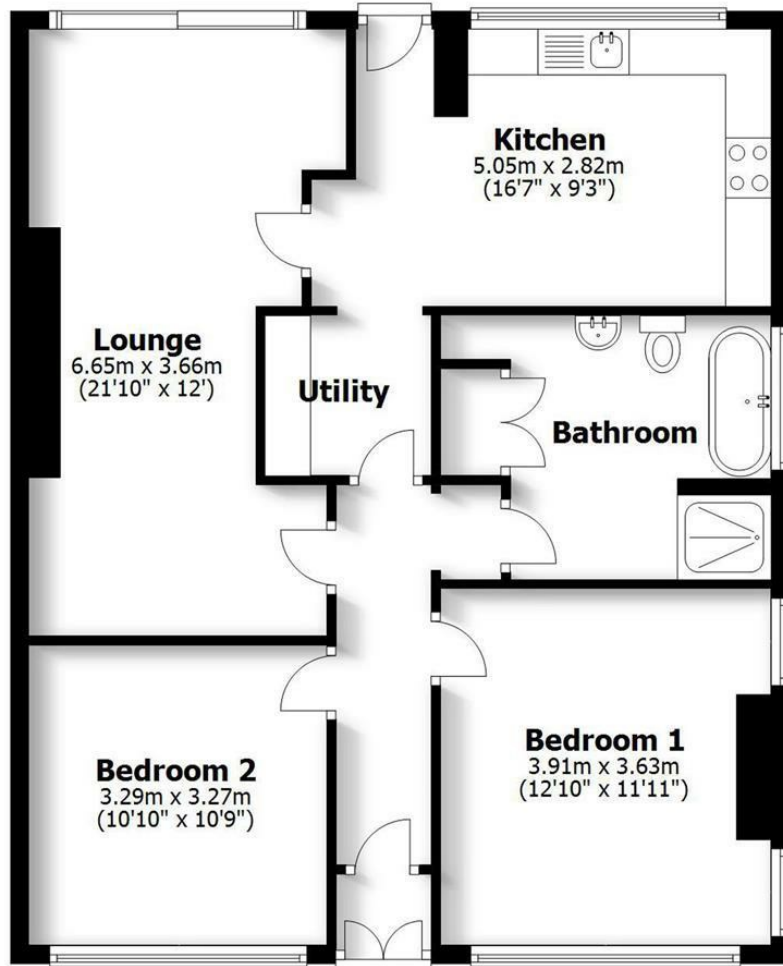
Offers Around  
£475,000

EPC: D

**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.



# The Stork Codsall



**Ground Floor**

HOUSE: 82.4sq.m. 887sq.ft.  
 GARAGE: 21.3sq.m. 229sq.ft.  
**TOTAL: 103.7sq.m. 1116sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE

