



5 Leveson Crescent, Codsall, Wolverhampton, WV8 1FG

BERRIMAN  
EATON

# 5 Leveson Crescent, Codsall, Wolverhampton, WV8 1FG

A semidetached property with well-appointed and beautifully presented accommodation which forms part of a sought after development in a prime position in a highly regarded South Staffordshire village.

## LOCATION

Leveson Crescent stands in a superb position just off Sandy Lane in a popular South Staffordshire address. Both Bilbrook and the highly regarded village of Codsall provide a full complement of local facilities and the area is well served by schooling in both sectors. Bilbrook and Codsall are well located for easy communications and are situated within easy reach of the extensive amenities afforded by Wolverhampton City Centre, local rail services run from Codsall and Bilbrook stations have direct services to Birmingham and Shrewsbury and the M54 (Junction 2) is within easy reach.

## DESCRIPTION

5 Leveson Crescent is a well-proportioned semi-detached house with particularly well presented and superbly appointed accommodation over two floors. To the ground floor there is a generous lounge, refitted breakfast kitchen and guest cloakroom and to the first floor three bedrooms, two of which are double rooms in size and a contemporary bathroom. There are double glazed windows and gas fired central heating.

## ACCOMMODATION

A composite door opens into the LOUNGE with double glazed windows, understairs storage space and a door opening into the BREAKFAST KITCHEN having a large storage cupboard, GUEST CLOAKROOM with WC and wash hand basin with tiled splash back. There are a range of wall and base mounted cupboards with fitted marble effect working surface and coordinating centre island with breakfast bar, integrated oven with gas hob and extractor fan above, fridge freezer, sink and drainer, wall panelling, double glazed window and door to the rear.

Stairs with wooden balustrade rises to the FIRST FLOOR LANDING. BEDROOM ONE is a double room and wall panelling. BEDROOM TWO is also a double room with double glazed window and BEDROOM THREE is a good size room with double glazed window to the rear elevation. The BATHROOM comprises a well appointed suite with a panelled bath and shower attachment, wash basin with tiled splash base, WC and towel radiator.

### Tettenhall Office

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### Lettings Office

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## OUTSIDE

The property stands with an attractive frontage with a paved pathway to the front door and DRIVEWAY to the side affording off street parking. Gated side access opens into the REAR GARDEN having a shaped lawn, paved patio and shrubbed borders.

## LEASE

The property is held on a lease for a term of 99 years from 9th April 2019 therefore having approximately 93 years remaining

Shared Ownership Rent - £550.39 pcm to 1st April 2026

Variable Service Charge - £30.76 to April 2026

Total Payable - £581.15 pcm to April 2026

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND C – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is LEASEHOLD.

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.

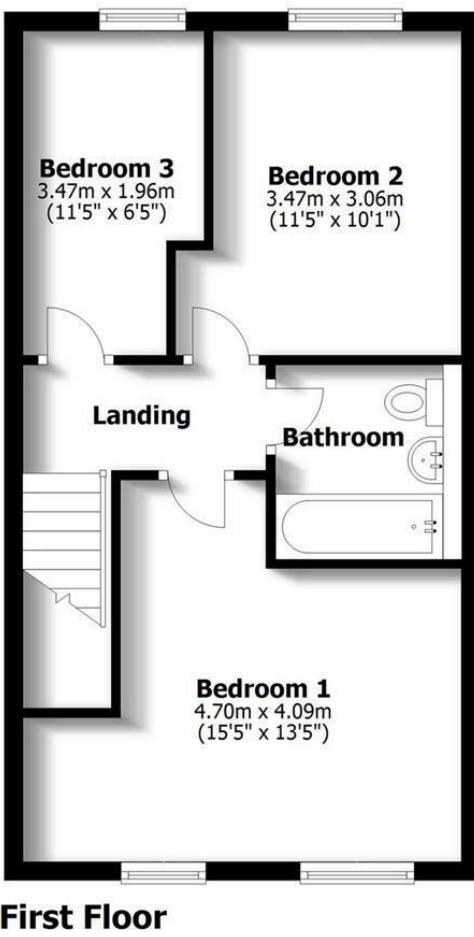
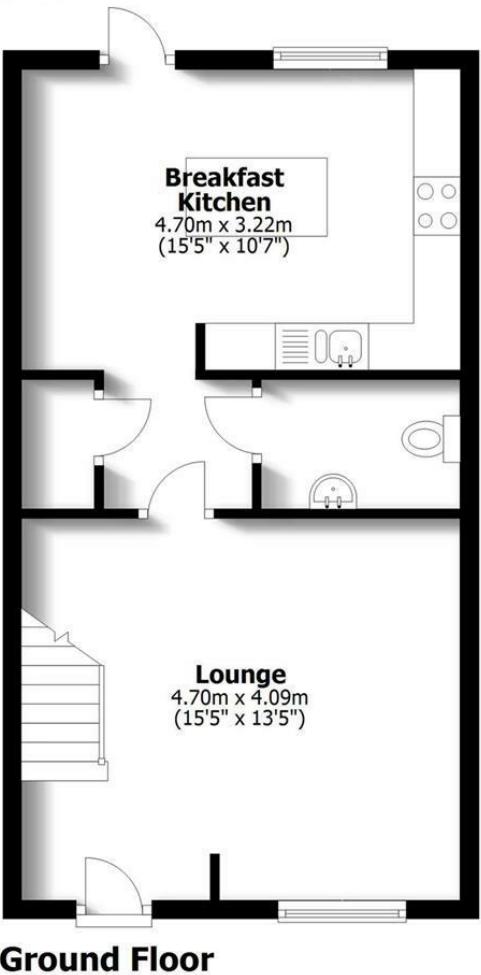
25% Shared Ownership  
£75,000

EPC: B

**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.



## 5 LEVESON CRESCENT CODSALL



**TOTAL: 83.7sq.m. 901sq.ft.**

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

