



17 Drury Lane
Codrington, WV8 1EE

peterjames
PROPERTY

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Codsall – 0.4 miles

Wolverhampton – 5.0 miles

(Distances are approximate)

A substantial 4-bedroom detached house on a quiet Codsall road. Well presented throughout with excellent proportions

Hall
Downstairs WC
Breakfast kitchen with fireplace
Utility
Dining room
Lounge
Study
Conservatory
Master bedroom with en suite
Three further double bedrooms
Family bathroom
Double Garage
Driveway parking
Beautiful rear garden
Gardeners WC



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Located on a quiet residential road in Codsall, a very popular south-Staffordshire village, this 4-bedroom detached house is within a short walk of St Nicholas' First School and Codsall rail station. Just a short walk away, the village provides secondary schooling and a wealth of amenities including the leisure centre, in addition to proximity to Wolverhampton and excellent major road links. Bus terminus in the village. This very attractive and generously proportioned family residence boasts a choice of comfortable reception rooms, including an open-plan lounge and dining room, a sizeable conservatory, and a spacious study. Off the considerable hall, the property enjoys a guest WC and a very well-appointed breakfast kitchen, perfect for informal family dinners. Across the first floor, the house boasts a generous master bedroom and en suite, plus three further double rooms and a good-sized family bathroom. Additional loft space is also available, perhaps ideal for conversion (subject to planning permissions). The house occupies a substantial plot with plenty of driveway parking, a large double garage, and an immaculately presented, wide rear garden.



The property's front door opens to the spacious, L-shaped **hall**, where the **downstairs WC** can be found to the right. On the left, one enters the very spacious and well-presented **breakfast kitchen**, furnished with cream units and granite worktops and offering plenty of space for dining beside a characterful fireplace. Integrated appliances include a microwave, oven, induction hob, and warming drawer. The kitchen leads onto a useful **utility**, offering further space for appliances and an external door to the rear. Off the hallway, the property boasts a spacious **study or second sitting room** at the front elevation, illuminated by dual-aspect windows onto the driveway. Also off the hall, the **dining room** is of a good size, enjoying windows to two aspects and an open plan layout with archway onto the sizeable **lounge**, which features a stone-style fireplace. Sliding doors from the dining room continue to the **conservatory**, a generous space opening onto the garden and also accessible from the kitchen. From the hall, stairs continue to the first floor, where the **master bedroom** can be found opposite the stairs. A substantial room, the

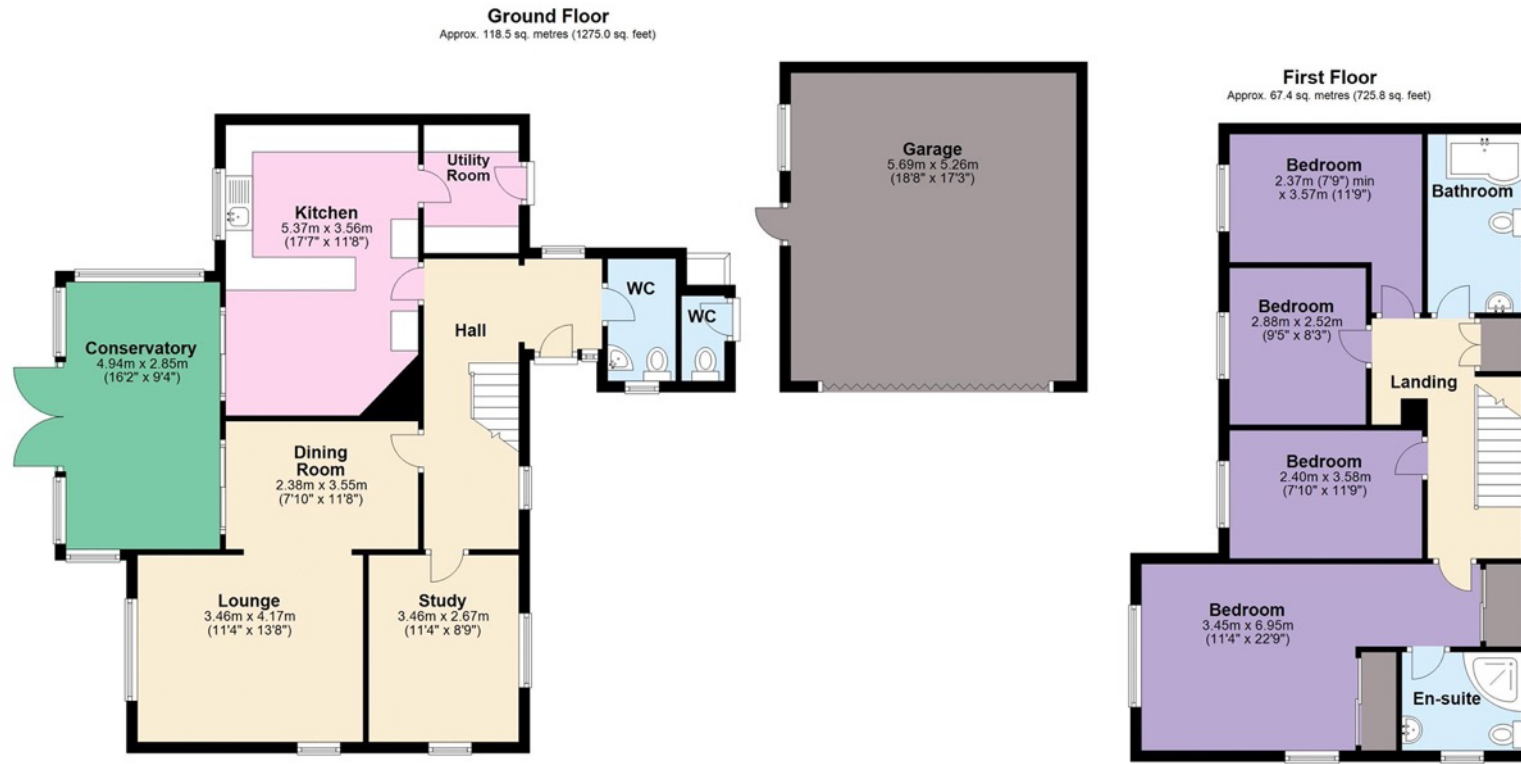
master offers dual-aspect glazing and fitted wardrobes, leading onto an **en suite** with walk-in shower. The landing passes **bedroom three**, a spacious double enjoying garden views. Adjacent, the **fourth bedroom** is a further ample double, also looking onto the garden, while at the end of the landing, **bedroom two** is another sizeable double room. The **family bathroom** is of an excellent size, with a white suite including a P-shaped bath with shower over. Screened from the road by trees and hedging, this attractive house offers block-paved driveway parking before the **double garage**. The rear garden is beautifully presented, encompassing an immaculate lawn, a wide, L-shaped paved patio, and lovely planted borders, enclosed by tall hedging and timber fencing.

Situation

This excellent home boasts an enviably quiet, discreet position on the outskirts of Codsall, a popular south-Staffordshire village just outside Wolverhampton. The village

provides a choice of amenities just a short walk away, including a rail station, popular eateries and shops. Codsall is within easy reach of nearby conurbations, sitting close to the A41, A5, A449, the M6, and the M54. A good selection of schools is available within the village, to all levels, with St Nicholas C of E First School particularly close at hand. Additional independent schooling can be accessed at nearby Brewood, Albrighton, Telford and Wolverhampton, including Tettenhall College, Wolverhampton Girl's High and the Wolverhampton Grammar.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures, fittings or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until verified by their own Solicitors. The sale particulars may change in the course of time and any interested party is advised to make a final inspection of the property to exchange of contracts.



Total area: approx. 185.9 sq. metres (2000.9 sq. feet)

Measurements are approximate. Not to scale. Illustrative purposes only.
Plan produced using PlanUp.

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EPC - The EPC is attached to these particulars. If it has become detached or is lost, please contact us for a further copy.

Fixtures and Fittings - All carpets and curtains are excluded from the sale but may be available by separate negotiation.

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