



Bartlams

7 Chandler Close CODSALL, WV8 1FT

Offers in the Region Of £520,000

POSITIONED WITH SCENIC VIEWS IN A MODERN DEVELOPMENT

This stunning four-bedroom detached family residence boasts a sleek and flawless presentation, situated within a highly regarded development in the charming and accessible locale of South Staffordshire, nestled within the Bilbrook Mill development established in 2022.

Benefiting from a wealth of local amenities from both Codsall and Bilbrook, with additional extensive offerings from nearby Wolverhampton City Centre. The area is complemented by excellent educational facilities and convenient commuting options via Bilbrook and Codsall train stations, offering direct routes to Shrewsbury and Birmingham.

Inside, the property offers generously proportioned living spaces, including a spacious entrance hallway featuring a utility cupboard equipped with plumbing for a washing machine and practical storage space, a downstairs w.c., an office area, and a sizable 28ft kitchen/diner boasting a central island and exceptional fitted kitchen, alongside a living room with patio doors opening onto the rear garden.

Upstairs, the first floor hosts a splendid principal bedroom with fitted wardrobes and a generously sized ensuite, a second double bedroom also with fitted wardrobes, and two additional double bedrooms situated at the front of the property, offering delightful views of the surrounding fields. Completing upstairs is a contemporary family bathroom, complete with a separate shower cubicle.

Externally, the residence features a double tandem driveway and detached garage, alongside a beautifully landscaped rear garden with porcelain tiles.

Estate Charge - Please note, there is an estate charge payable (TBC), in 2024 this was circa £150. This covers the upkeep of the communal gardens and the public areas of the estate.

- EXCEPTIONAL POSITION WITH SCENIC VIEWS.
- FOUR DOUBLE BEDROOMS WITH ENSUITE TO PRINCIPAL BEDROOM.
 - LARGE KITCHEN/DINING ROOM WITH BAY WINDOW.
 - LIVING ROOM WITH PATIO DOORS TO REAR GARDEN.
 - DOWNSTAIRS W.C. AND UTILITY CUPBOARD.
 - LARGE FAMILY BATHROOM WITH SHOWER CUBICLE.
 - DOUBLE GLAZING AND CENTRAL HEATING.
 - OFF ROAD PARKING AND DETACHED GARAGE.

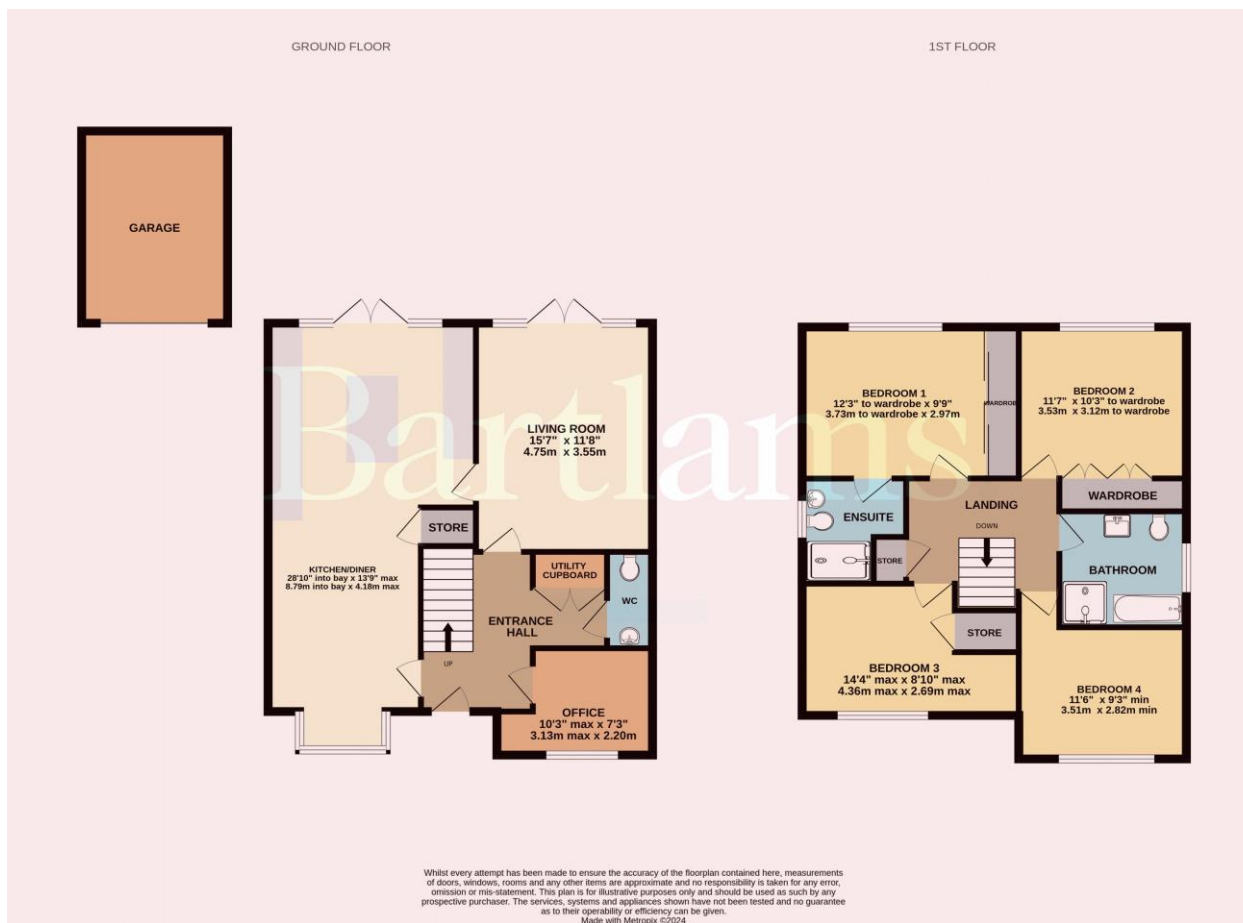


Freehold
COUNCIL TAX BAND - F
EPC RATING - B

NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE: As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED:

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