



74 Chapel Lane  
Codsall  
WV8 2EJ

**BARTLAM'S**

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# 74 Chapel Lane

## Codsall

### WV8 2EJ

An especially attractive cottage-style detached residence of impressive double-fronted design, enjoying an excellent position in a prestigious neighbourhood off Histons Hill and ideally placed for easy access to a wide selection of local amenities at both Birches Bridge and the village centre.

Very nicely presented and incorporating a high standard of appointment, the accommodation is well suited to comfortable family occupation featuring a spacious Lounge with ornate feature fireplace, separate Sitting / Dining Room, 19ft Breakfast Kitchen with informal dining area opening onto elegant Conservatory, Utility / Laundry with adjacent fitted Cloakroom and access to Study / Office, Master Bedroom with fitted wardrobes and en-suite Shower Room, three further Bedrooms and a superb Bathroom, all incorporating gas-fired central heating to radiators complemented by double glazed windows as detailed below.

Externally, the property provides generous forecourt parking facilities in addition to a double-width Garage and a pleasantly landscaped garden with westerly aspect to the rear

## Price Guide: Offers Around £329,950

### Ground Floor

#### Entrance Porch

**Entrance Hall** having central heating radiator, built-in cloaks / store cupboard below stairs.

**Lounge** 21'11" (max) 18'11 (min) x 10'10" having double glazed bay window to front, chimney breast with marble fireplace and ornate classical-style surround incorporating 'living flame' gas fire, two central heating radiators, double glazed patio doors to rear.

**Sitting / Dining Room** 11'8" (max into bay) x 9'2" having double glazed bay window to front, central; heating radiator.



**Bedroom 3** 10'10" (max) 8'6" (min) x 7'8" having built-in wardrobe, central heating radiator, double glazed window to front.

**Bedroom 4** 9'2" x 7'7" having double glazed window to front, central heating radiator.

**Bathroom** 16'2" (max) 10'8" (effective) x 8'1" having white suite comprising corner bath with mixer taps and hand-held shower attachment, pedestal hand basin and low flush wc. Ceramic tile splashbacks. Central heating radiator. Double glazed window to front, double glazed rooflight to rear.

### Outside

Lawned and planted foregarden.

Forecourt parking area providing access to **Double-width Garage** 18'7" x 8'7" and 16'7" (max) 11'11" (min) x 7'8" incorporating storage area and fitted workbench. Wall-mounted Glow Worm gas-fired central heating boiler.

Gated side passage leading through to enclosed rear garden with extensive paved patio opening onto shaped lawn with surrounding shrub beds. Shed.

**Breakfast Kitchen** 19'3" x 9'2" (max) x 7'9" (min) having excellent range of fittings in natural woodgrain finish comprising floor-based cupboards with laminated work surfaces, inset 1 ½ bowl sink unit, wall-mounted cupboards and glass-fronted cabinets. Integrated Candy oven, four-ring Firenzi hob with extractor canopy, built-in Smeg automatic dishwasher, built-in refrigerator. Ceramic tile splashbacks. Double glazed window overlooking rear garden. Informal dining area with central heating radiator, open plan to conservatory.

**Conservatory** 8'9" x 7'11" formed in double glazed windows on low brick base, having central heating radiator, double glazed doors opening onto rear garden.

**Utility / Laundry** 8'1" x 6'9" having floor-based cupboards with laminated work surfaces and inset stainless steel sink unit, plumbing for automatic washing machine, central heating radiator, double glazed window to rear, door linking with garage, double glazed door to rear garden.

**Lobby** with double glazed window to side; door to **Cloakroom** with white suite comprising pedestal hand basin and low flush wc, central heating radiator, double glazed windows to side and rear; stairs to **Study / Office** 10'7" (effective) x 7'6" (max) 4'7" (min) with sloping ceilings, double glazed window to front, double glazed rooflight to rear, central heating radiator.

### First Floor

**Landing** with leaded / stained glass window to front.

**Bedroom 1** 11'0" x 14'9" (max) 10'6" (mean) having wall-to-wall range of fitted wardrobes / cupboards, central heating radiator, double glazed window to rear. Doors to **en-suite Shower Room** having white suite comprising shower cubicle, pedestal hand basin and low flush wc. Ceramic tile splashbacks. Central heating radiator. Built-in cupboards. Two double glazed windows to rear.

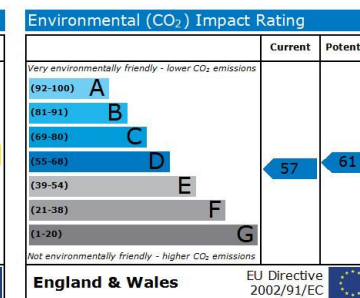
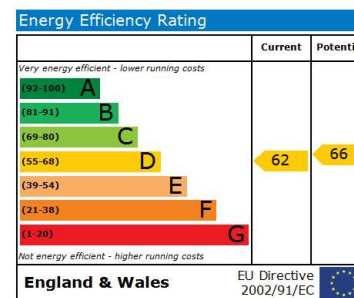
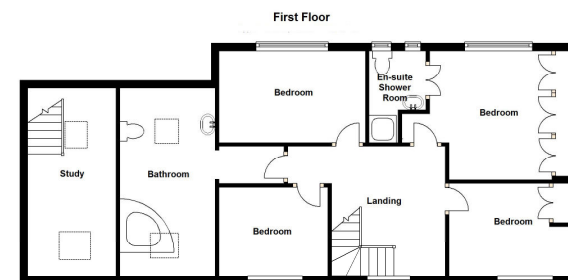
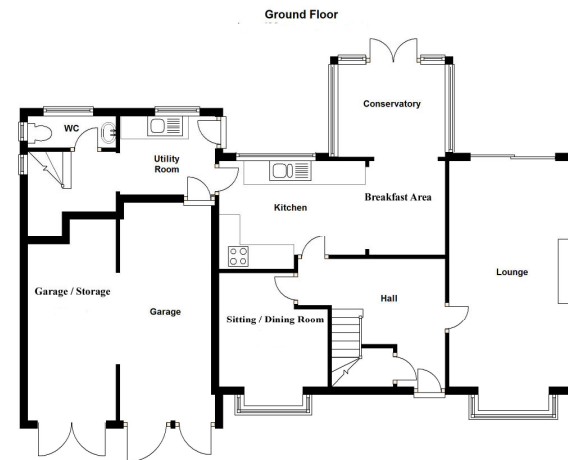
**Bedroom 2** 12'5" x 8'0" having fitted wardrobes, coordinating bedside cabinets / chests of drawers, central heating radiator, double glazed window to rear.

**FIXTURES AND FITTINGS:** Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**MORTGAGE ADVICE:** Choosing a mortgage may be your most important financial commitment. Mortgage & Financial Solutions are registered as Independent Mortgage Advisers and offer independent, impartial and professional advice. Please speak with the Mortgage Consultant based at this office. Mortgage & Financial Solutions are members of Sesame Ltd, who are regulated by the Financial Services Authority. Written details are available on request. You can choose how the Mortgage Consultant Company is paid: pay a fee, usually £500 or they can accept commission from the lender.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**





# **BARTLAM'S**

4 STATION ROAD,  
CODSALL,  
SOUTH STAFFORDSHIRE WV8 1BX

TELEPHONE (01902) 845215

FACSIMILE (01902) 846026

E-MAIL [codsallsales@bartlams.co.uk](mailto:codsallsales@bartlams.co.uk)

WEB ADDRESS [www.bartlams.co.uk](http://www.bartlams.co.uk)

