



31 Moatbrook Lane, Codsall, Wolverhampton, South Staffordshire, WV8 1DS

Extended and fully refurbished 3-bedroom terraced house in quiet semi-rural country lane location in much favoured Codsall within easy reach of the village amenities yet with stunning views of open countryside. This very well-presented property, not a typical terraced house, is set over three storeys and briefly comprises: Enclosed front porch; Front Reception Room with bay window, striking brick fireplace (a nod to this property's heritage) and stairs to the first floor; Opening into rear Reception Room also having period feature fireplace; Brand new modern style fitted Kitchen/Dining Area with ample worktops and floor and wall mounted cupboard units, extractor hood, space for electric cooker, space for undercounter fridge/dishwasher, space for fridge freezer, space for washing machine, dining area and patio doors to Rear Garden; On the first floor are two double bedrooms and the contemporary House Bathroom having panel bath with shower over, wash hand basin unit and WC; Stairs to second floor where the Principal double bedroom is located with En Suite shower room having shower cubicle, wash hand basin and WC. This room also provides an enviable view of the local countryside; Landscaped Rear Garden with slabbed patio, decked side area, decked barbeque area, lawn, timber fencing and rear gate; Off-road parking to the front of the property on slabbed driveway; uPVC double glazing; Gas central heating provided by Worcester Bosch combination boiler. ** IMMEDIATE AVAILABILITY - UNFURNISHED - SECURITY DEPOSIT £1355 OF WHICH HOLDING DEPOSIT £270 - NO TENANT FEES **

£1,175 PCM

