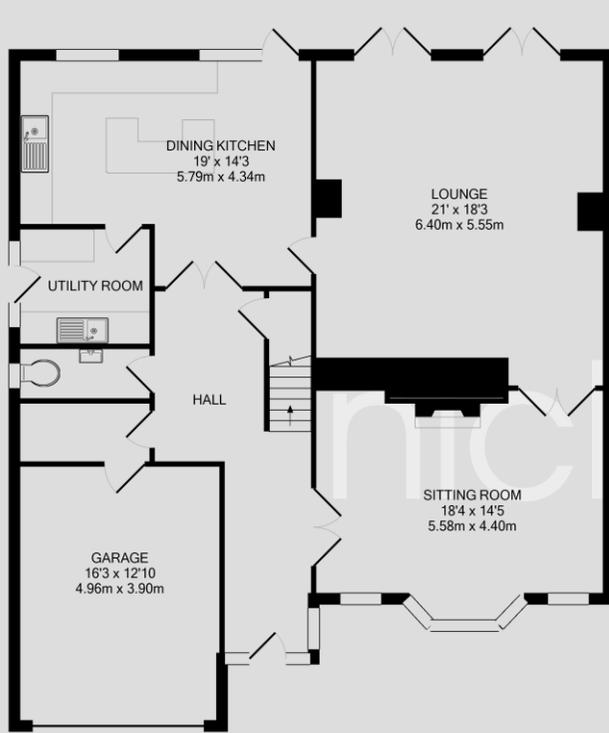


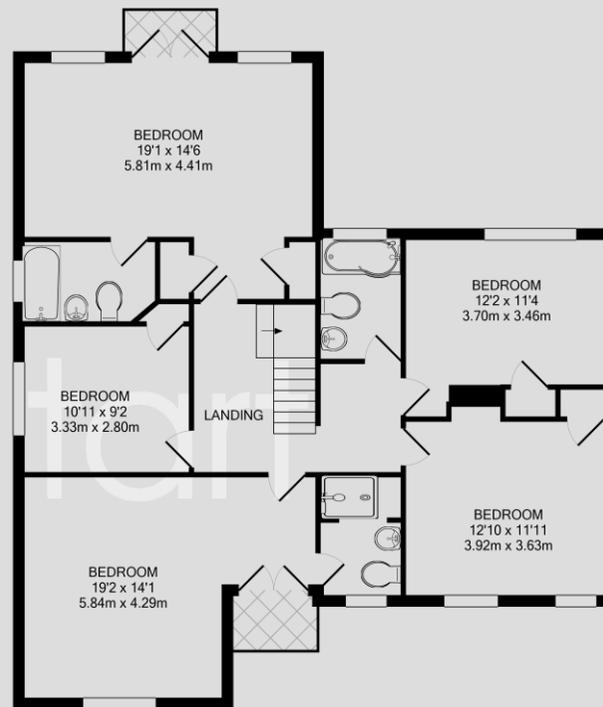


nick tart

138 Codsall Road, Codsall, Wolverhampton,
WV6 9QH



GROUND FLOOR
APPROX. FLOOR
AREA 1325 SQ.FT.
(123.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1104 SQ.FT.
(102.5 SQ.M.)

138 CODSALL ROAD
TOTAL APPROX. FLOOR AREA 2429 SQ.FT. (225.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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138 Codsall Road, Codsall, Wolverhampton, WV6 9QH

Occupying a choice position on an established road this executive detached residence offers a high standard of contemporary and modern living throughout which is why we strongly advise motivated buyers to view the property at their earliest convenience to truly appreciate the quality of this stunning and individually designed family home.

- Entrance Hall
- Lounge
- Dining Room
- Dining Kitchen
- Utility Space/Spice Kitchen
- House Bathroom + 2 Ensuites
- 5 Bedrooms
- 2 Balconies
- Garage and Driveway
- EPC Rating: D66

The property itself is situated on the fringe of Codsall village which is only a short driving distance away and offers an excellent choice of individual shops, schools and public transport services including a local railway station providing access to principal cities and towns. The accommodation in further detail comprises...

Entrance Hall composite front door with obscure glass, radiator, stair case rising to the first floor, under stairs storage cupboard wood effect flooring with step down to the ground floor accommodation. Internal double doors lead to the... **Lounge** has double glazed bay window to the fore, inset contemporary electric fire, radiator and internal double doors to... **Dining Room** has X2 double glazed patio doors to the garden, X2 'Velux' windows, double glazed window to the side, radiator, entertainment bar with the benefit of power and light points and door to... **Dining Kitchen** has a matching range of wall and base units with work surfaces over, double sink unit with mixer tap, plumbing for dishwasher, radiator, built in electric oven and grill, separate gas hob, built in wine cooler, central island storage unit acts as a breakfast bar, inset spot lighting, double glazed windows and doors to the rear and door to... **Utility/Spice Kitchen** has plumbing for washing machine, sink unit with mixer tap and work surfaces, space for dryer, gas hob, double glazed window and door to the side and radiator. **Cloakroom** has WC, wash hand basin with vanity unit under, heated down rail and double glazed window with obscure glass to the side. **Garage** offers an electric up and over door, storage shelving the benefit of power and light points. A separate storage area houses the gas boiler and hot water cylinder. **Landing** has a radiator and doors lead off to... **Master Bedroom** has X2 built in store cupboards, X2 radiators, X2 double glazed windows facing the rear, double glazed patio doors which open out to a tiled balcony with views towards the garden and a step up leads to the... **Ensuite** has a panel bath with shower over, WC, circular sink unit, tiled flooring, part tiled walls, radiator, inset spot lighting and double glazed window with obscure glass to the side. **Bedroom** has double glazed window to the side, radiator and built in storage cupboard. **Bedroom** has radiator double glazed window to the fore, double glazed patio doors open to balcony. **Ensuite** has inset tiled shower space, WC, radiator, sink unit with mixer tap and vanity unit under, tiled floor, inset spot lighting, double glazed window with obscure glass to the front. **House Bathroom** has 'P' shaped panelled bath with electric shower unit over, WC, wash hand basin with vanity unit under, inset spot lighting, tiled flooring, part tiled walls, double glazed window with obscure glass to the rear. **Bedroom** has hatch the roof space, radiator, double glazed window to the rear and the benefit of a built in wardrobe. **Bedroom** has X2 double glazed window to the fore, radiator and built in wardrobe.

Outside

There is a paved patio, X2 timber garden store, lawn surrounded by mature trees and gated access to the fore. To the front of the property is a **gravel driveway allowing off-road parking for several cars.**

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band F (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

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Also at
Ironbridge, Telford, Bridgnorth, Much Wenlock

