



**110 Codsall Road,** Tettenhall, Wolverhampton, WV6 9QJ

Asking Price: £695,000

**THOMAS HARVEY**  
ESTATE AGENTS





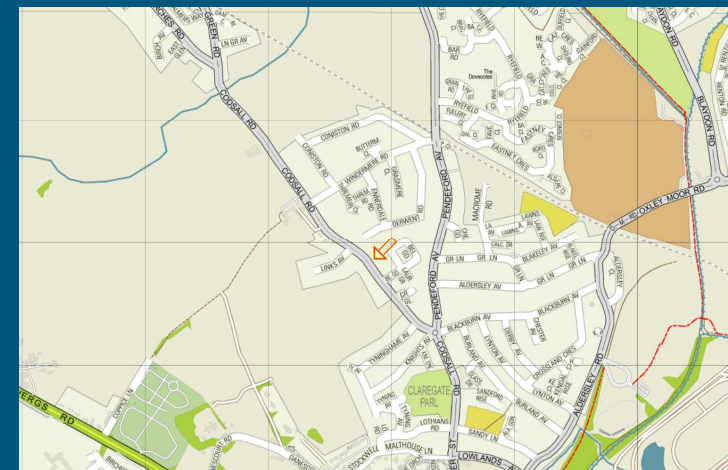
### Individually Designed Deceptive Six Bedroom Three Bathroom Detached Family Residence

Situated in one of the most sought after locations on the boundary of Tettenhall & Codsall, adjacent to South Staffordshire Golf Club & set well back from the road, this charming individually designed detached property has been extensively extended to create a most impressive and spacious family home.

Thoughtfully redesigned to retain the charm and appeal of a period property whilst creating tastefully appointed accommodation, the versatile interior incorporates many characteristic & superior features throughout including second floor accommodation ideal for aged relatives, independent children or guest accommodation.

The gas centrally heated and double glazed accommodation includes porch to reception hall, open plan living room with dining area, separate sitting room and breakfast kitchen with a feature central island/ breakfast bar with integrated appliances. Adjacent is a useful utility with walk in pantry and fitted cloakroom and leads to the family room/ home office. The first floor galleried landing which has a study/ reading area, leads to the master suite having bedroom, Ensuite shower room and dressing/ bathroom. There are a further three bedrooms and family bathroom with white suite. A further staircase leads to the second floor with two double bedrooms and white bathroom. Mature gardens create a most scenic setting further complimenting the property and also having the benefit of a large block paved gated driveway providing off road parking for several cars. At the side of the property is a triple tandem garage.

Viewing is highly recommended to appreciate this most individual property, being a superb example of its type and further comprising:



22/04/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Porch:** PVC double glazed door and tiled flooring. **Reception Hall:** 11'10" (3.62m) x 11'9" (3.61m)  
Internal leaded door, radiator, coved ceiling, laminate flooring and c-shaped staircase with storage recess below.

**Open Plan Living Room With Dining Area:** 23'4" (7.12m) x 17'5" (5.31m)  
Marble fireplace and hearth with gas coal fire, radiator, wall light points, coved ceiling and double glazed window to front. Archway to Living Room: Radiator, coved ceiling and double glazed double doors to rear garden.

**Siting Room:** 13'5" (4.10m) x 11'11" (3.62m)  
Radiator, coved ceiling and double glazed window to front.

**Open Plan Dining Kitchen:** 15'7" (4.76m) x 11'10" (3.61m)  
Matching suite of grey units comprising Belfast sink, a range of cupboards & drawers with matching worktops, central island with double oven and 6-ring gas hob & extractor hood over, suspended wall cupboards, radiator, recess ceiling spotlights, coved ceiling, laminate flooring and double glazed window to rear.

**Utility:** 13'5" (4.10m) x 10'11 (3.34m)  
Built in cupboards with matching worktops, 1½ drainer sink unit, plumbing for washing machine, wall mounted gas fired central heating boiler, radiator, built in pantry, laminate flooring and double glazed window to side. **Fitted Cloakroom:** Low level WC, sink unit and laminate flooring.

**Family Room:** 19'5" (5.93m) x 9'10" (3.00m)  
Radiator, PVC door to front, double glazed windows to rear and double doors to patio.

**First Floor Landing With Study Area:** Two radiators, coved ceiling, recess ceiling spotlights, double glazed picture window to front and further staircase to second floor.

**Master Bedroom Suite: Dressing Room/Bathroom:** 11'10" (3.61m) x 8'10" (2.70m)  
Corner bath, radiator, coved ceiling, recess ceiling spotlights and double glazed window to front.  
**Ensuite:** White suite with walk in shower unit, low level WC, bidet, pedestal wash hand basin, heated towel rail, tiled walls, recessed ceiling spotlights and extractor fan. **Bedroom One:** 17'4" (5.28m) x 10'6" (3.20m) A range of built in wardrobes with drawers & dressing table, radiator and double glazed window to rear.

**Bedroom Two:** 13'5" (4.09m) x 11'10" (3.61m)  
Built in triple mirrored wardrobes, radiator, coved ceiling and double glazed window to front.

**Bedroom Three:** 14'7" (4.45m) x 8'6" (2.60m)  
Built in double wardrobe, radiator, coved ceiling and double glazed window to rear.

**Bedroom Four:** 10'10" (3.30m) x 9'10" (2.99m)  
Radiator, coved ceiling and double glazed window to rear.

**Family Bathroom:** White suite comprising panelled bath with shower unit & screen, pedestal wash hand basin, low level WC, radiator, extractor fan, tiled walls and flooring.

**Second Floor Landing:** Radiator, coved ceiling, recessed ceiling spotlights, storage into eaves and two skylights to front.

**Bedroom Five:** 15'9" (4.81m) x 11'6" (3.51m)  
Radiator and double glazed window to rear.

**Bedroom Six:** 13'10" (4.21m) x 8'6" (2.58m)  
Radiator, double glazed window to rear and skylight to front.

**Bathroom:** White suite with tiled bath, pedestal wash hand basin, low level WC, heating system, radiator, part tiled walls, extractor fan, double glazed window to rear and skylight.

**Tandem Garage:** 42'8" (13.00m) x 9'10" (3.00m)  
Remote control up and over garage door, power, lighting, double glazed windows to rear and double doors to side patio.

**Rear Garden:** A large paved patio overlooking lawn, a variety of shrubs & trees, rear patio and rockery with surrounding hedging.



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

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.  
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2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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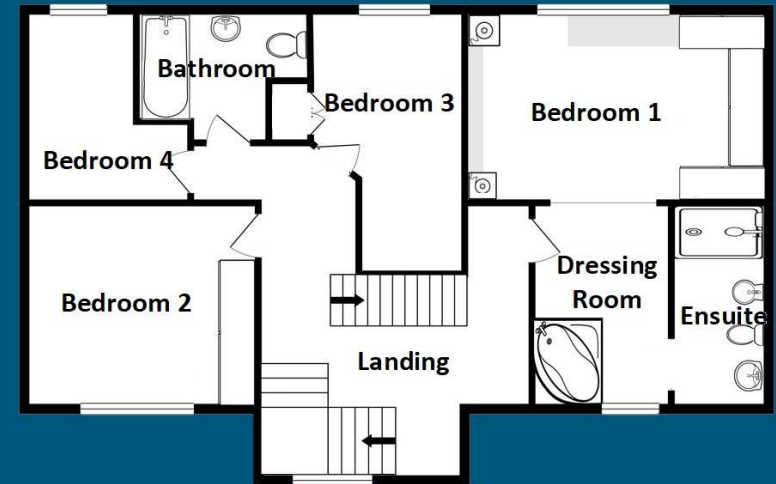




## Ground Floor

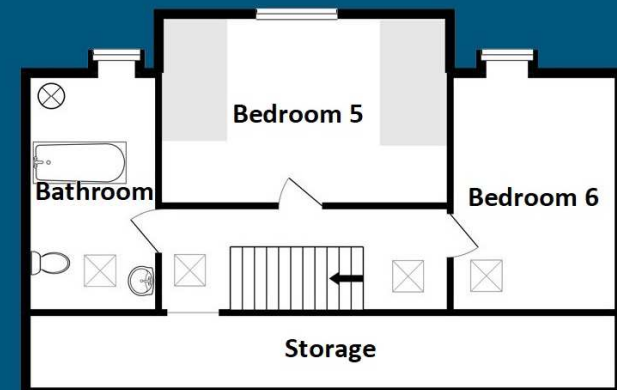
Approx.: 1659sq feet (154.1sq metres)

**Total Floor Area: Approx. 3241sq feet  
(301.1sq metres)**



## First Floor

Approx.: 1044sq ft (97.0sq metres)



## Second Floor

Approx.: 538sq ft (50.0sq metres)