



56 Broadway, Codsall

THOMAS HARVEY  
ESTATE AGENTS

*A Deceptive Modern Three Bedroom Two Bathroom Detached Property, In A Select Cul De Sac In Codsall & Ideal For Buyers Requiring A Property, Ready To Just Move Into!*

**56 Broadway, Codsall, Wolverhampton, WV8 2EL**  
**Asking Price: £399,950**

**Tenure: Freehold**  
**Council Tax: Band D – South Staffordshire**  
**EPC Rating: D (67)**  
**Total Floor Area: 969sq feet (90.0sq metres) Approx.**  
**No Upward Chain**

Occupying a choice corner position in a select cul-de-sac in a popular residential area convenient for the majority of amenities, this deceptive detached modern property has been recently restyled by the present owners, creating a contemporary & modern interior, ideal for purchasers requiring a home, ready to just move into!

Deceptive externally, viewing of the interior is essential to appreciate the surprisingly spacious living accommodation which is stylishly appointed including refitted carpets & flooring, fresh white décor throughout, a refitted modern kitchen and a luxury ensuite shower room.

The well-designed interior incorporates porch to entrance hall, fitted cloakroom room, front living room, separate dining room and double glazed conservatory. The ground floor also includes a breakfast kitchen with an extensive suite of traditional matching units. There is tremendous potential to redesign the rear layout to incorporate a full width open plan dining kitchen with family area (Subject to Planning Permission). On the first floor there are three good bedrooms with the master having a luxury new shower room and a well-appointed family bathroom. The enclosed rear garden has been landscaped to provide a pleasant outlook whilst maintaining the maximum privacy. At the front of the property is a large driveway providing off road parking for several cars and leads to the carport & garage with sink unit & plumbing for washing machine.

Within walking distance of Codsall Village & Train Station in addition to Bilbrook Station (Codsall is 0.2miles away) and therefore convenient for the majority of amenities including excellent schools & shops, Broadway is also only minutes away from the M54 motorway making it a perfect location for commuting to principal towns & cities.

Offered with no upward chain, the gas centrally heated and double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



**T: 01902 758111**

**E: properties@thomasharvey.co.uk**

**W: www.thomasharvey.co.uk**

**A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS**

**Porch:** PVC double glazed door and matching side windows. **Entrance Hall:** Internal glazed opaque door & window, radiator and staircase to first floor. **Fitted Cloakroom:** Low level WC, pedestal wash hand basin and double glazed window to front.

**Living Room:** 15'1" (4.60m) x 11'2" (3.40m)

Radiator, double glazed bow window to front and open archway to: **Dining Room:** 12'10" (3.90m) x 8'6" (2.60m) Radiator and double glazed picture window to rear with door to: **Double Glazed Conservatory:** 11'6" (3.50m) x 8'2" (2.50m) Laminate flooring and door to rear garden.

**Breakfast Kitchen:** 14'1" (4.30m) x 9'2" (2.80m)

Refitted with a modern suite of matt white units comprising stainless steel single drainer sink unit with mixer tap, a range of base cupboards & drawers with marble effect laminate worktops, suspended wall cupboards, built in double oven, 4-ring electric hob with black extractor hood over, dishwasher, radiator, tiled effect luxury vinyl flooring, double glazed window to rear and PVC double glazed opaque door to side carport.

**First Floor Landing:** Airing cupboard housing wall mounted gas fired Worcester central heating boiler, radiator, loft hatch and double glazed window to side.

**Bathroom:** 5'11" (1.80m) x 5'7" (1.70m)

A white suite comprising panelled bath with shower unit over, pedestal wash hand basin, low level WC, radiator, part tiled walls, laminate effect luxury vinyl flooring and double glazed window to side.

**Bedroom One:** 12'2" (3.70m) x 11'2" (3.40m)

Radiator and double glazed window to rear. **Ensuite:** 7'10" (2.40m) x 5'3" (1.60m) Fitted with a new modern suite comprising corner shower, vanity unit, low level WC, radiator, part tiled walls, laminate effect luxury vinyl flooring and double glazed opaque window to side.

**Bedroom Two:** 12'10" (3.90m) x 9'2" (2.80m)

Radiator and double glazed window to front.

**Bedroom Three:** 9'10" (3.00m) x 7'10" (2.40m)

Radiator, built in cupboard/ wardrobe, laminate effect luxury vinyl flooring and double glazed window to front.

**Carport to Garage:** 16'5" (5.03m) x 7'8" (2.39m)

Up & Over Garage door, power, lighting, plumbing for washing machine, Belfast sink unit and double glazed door to rear garden. **Rear Garden:** Landscaped & enclosed with full width paved patio with matching path, shaped lawn, flowering border & rockeries with a variety of shrubs, garden shed, surrounding fencing and hedging.

















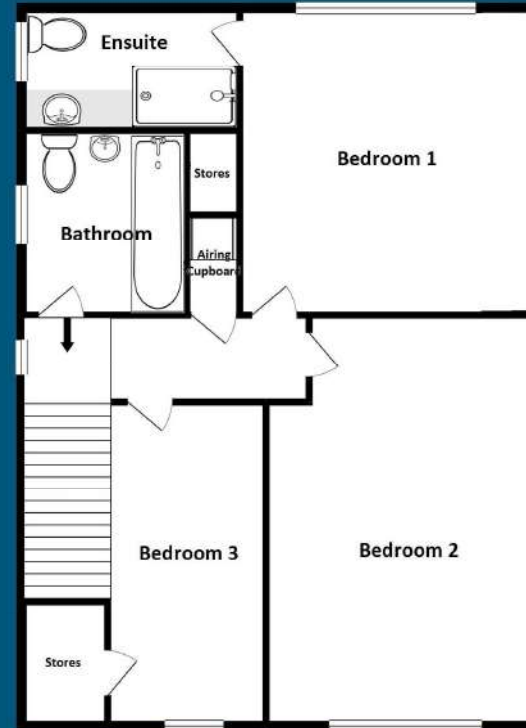
# Ground Floor

Approx. 484sq feet (45.0sq metres)



# First Floor

Approx. 484sq feet (45.0sq metres)



**Total Floor Area: Approx. 969sq feet (90.0sq metres)**



**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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