



Lawnswood, Suckling Green Lane, Codsall

THOMAS HARVEY
ESTATE AGENTS

*A Deceptive & Well Designed Three Bedroom Detached Bungalow
Occupying A Private Corner Position In A Favoured Residential
Area of Codsall*

Lawnswood, Suckling Green Lane, Codsall, Wolverhampton, WV8 2DN

Asking Price: £495,500

Tenure: Freehold

Council Tax: Band E – South Staffordshire

EPC Rating: C (72) No: 0350-2986-6390-2894-1301

Total Floor Area: 1270sq feet (118.0sq metres)

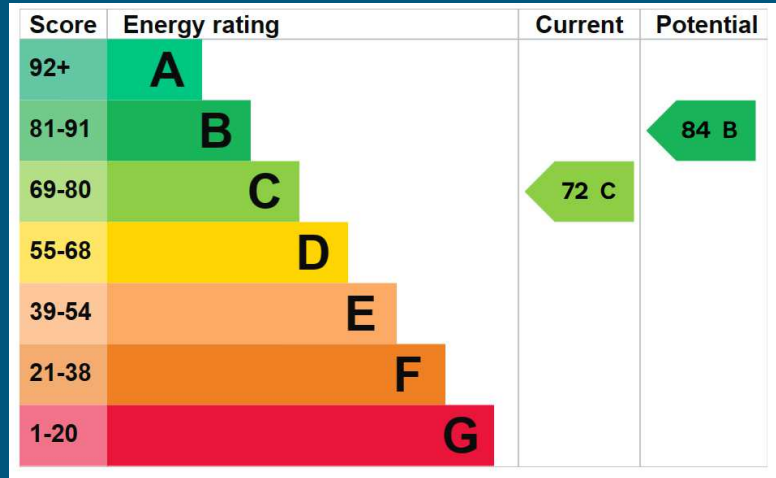
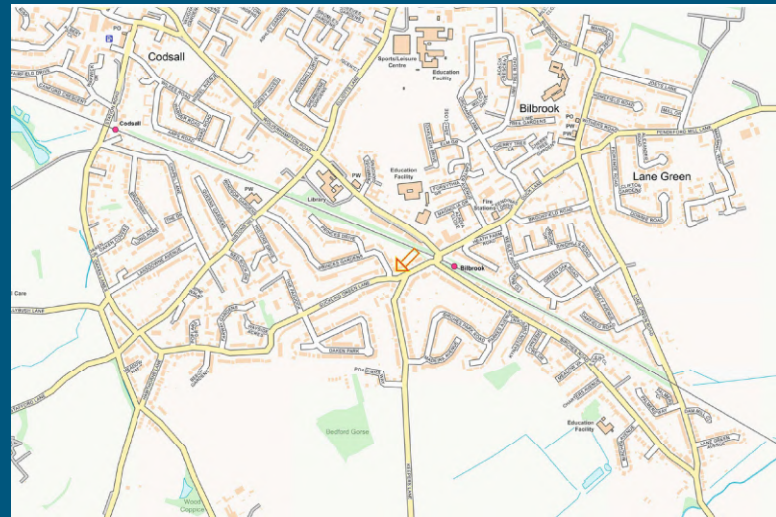
**Services: We are informed by the Vendors that all main services are installed
No Upward Chain**

Situated in one of the most sought after locations in Codsall, convenient for the majority of amenities and in particular within easy walking distance of both Bilbrook train station & shopping parade, this spacious detached bungalow occupies a prominent yet private, corner position and has been extensively restyled in recent years to a most superior standard, with a host of high quality fittings throughout.

Deceptive externally, viewing of the interior is essential to appreciate the surprisingly spacious living accommodation which is stylishly appointed throughout incorporating many first class features including quality décor, double glazing, luxury shower room and a bespoke L-Shaped breakfast kitchen with a modern suite & built in appliances.

With no expense spared, the accommodation now includes reception porch to entrance hall, large master bedroom with built in wardrobes & ensuite cloakroom, two further double bedrooms with the third currently used a dining room and a luxury shower room. From the entrance hall, the L-Shaped kitchen is fitted with a smart suite of matching light units including a number of built in appliances. The charming living room enjoys a dual aspect and leads to the good size sunroom creating an excellent open space, ideal for entertaining large families etc.

Accessed from Princes Gardens, a gated driveway provides off road parking for several vehicles and leads to the detached double garage with remote controlled garage door. As the bungalow sits in a corner plot, the surrounding gardens have been neatly landscaped to create a beautiful setting yet maintaining the maximum privacy with surrounding hedging. Convenient for the majority of amenities including shops, schools & local bus routes, this unique individually designed property which is offered with no upward chain, further comprises:



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Reception Porch: PVC double glazed leaded door with matching side windows, full width built in cupboards, coved ceiling and tiled flooring. **Entrance Hall:** Internal PVC double glazed opaque door with matching side windows, radiator, coved ceiling, parquet style wood flooring and loft hatch.

Bedroom One: 15'9" (4.80m) x 11'10" (3.60m)

Fitted with full length built in wardrobes & over lighting, radiator, coved ceiling and double glazed leaded bow window to front. **Ensuite Cloakroom:** Fitted with a modern white suite comprising vanity unit, low level WC, suspended wall cupboards, chrome heated towel rail, tiled walls & flooring, extractor fan and double glazed leaded opaque widow to side.

Bedroom Two: 12ft (3.65m) x 9'2" (2.80m)

Radiator, coved ceiling and double glazed leaded window to side.

Bedroom Three/ Dining Room: 12ft (3.65m) x 11ft (3.35m)

Radiator, coved ceiling and double glazed leaded French doors to side.

Bathroom: 7'7" (2.30m) x 6'3" (1.90m)

Fitted with a modern shower suite comprising corner double shower enclosure with chrome power shower & spray, recessed WC, vanity unit, mirrored wall cabinet & separate floor to ceiling cabinet, chrome heated towel rail, tiled walls & flooring, recessed ceiling spotlight and extractor fan.

Kitchen: 17'1" (5.20m max) x 9'10" (3.00m max)

Fitted with an extensive suite of matching cream units comprising 1½ drainer enamel sink unit & stainless steel mixer tap, a range of cupboards & drawers with matching black laminate worktops, suspended cupboards with under display lighting, built in appliances include double electric oven, microwave, 4-ring electric hob with concealed extractor hood over, fridge & freezer, plumbing & recess for both washing machine & tumble dryer, radiator, coved ceiling, recessed ceilings spotlights, built in floor to ceiling cupboard housing gas fired Worcester central heating boiler, porcelain tiled flooring and double glazed leaded window to side. Internal double doors lead to:

Living Room: 17'9" (5.40m) x 14'5" (4.40m)

Feature stone fireplace & electric pebble effect fire, two radiators, coved ceiling, double glazed leaded windows to side and matching patio doors to rear garden. Internal double doors lead to: **Sun Room: 16'1" max (4.90m max) x 14'9" max (4.50m max)**
Radiator, surrounding double glazed windows and French doors to rear garden.

Gardens: The bungalow sits in a corner plot of approx. 6,604.6sq feet and is encircled by fully stocked landscaped gardens, yet providing the maximum privacy from the surrounding hedging, the grounds include shaped lawns & paths, a number of terraces, flowering borders with a variety of plants & trees, a large paved patio at rear with fencing and from Princes Gardens, double gates lead to the paved driveway providing ample off road parking and leads to the **Double Garage: 18'4" (5.60m) x 16'9" (5.10m)** Remote controlled automatic double garage door, power, lighting, shelving and PVC double glazed door to side/ garden.

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.









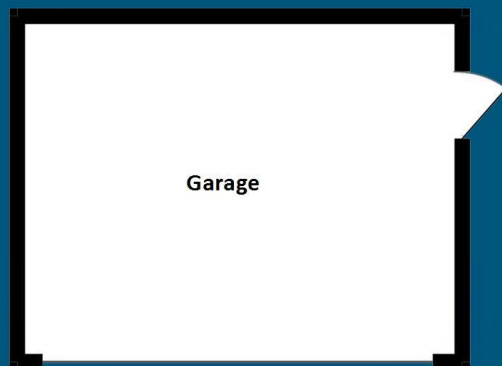






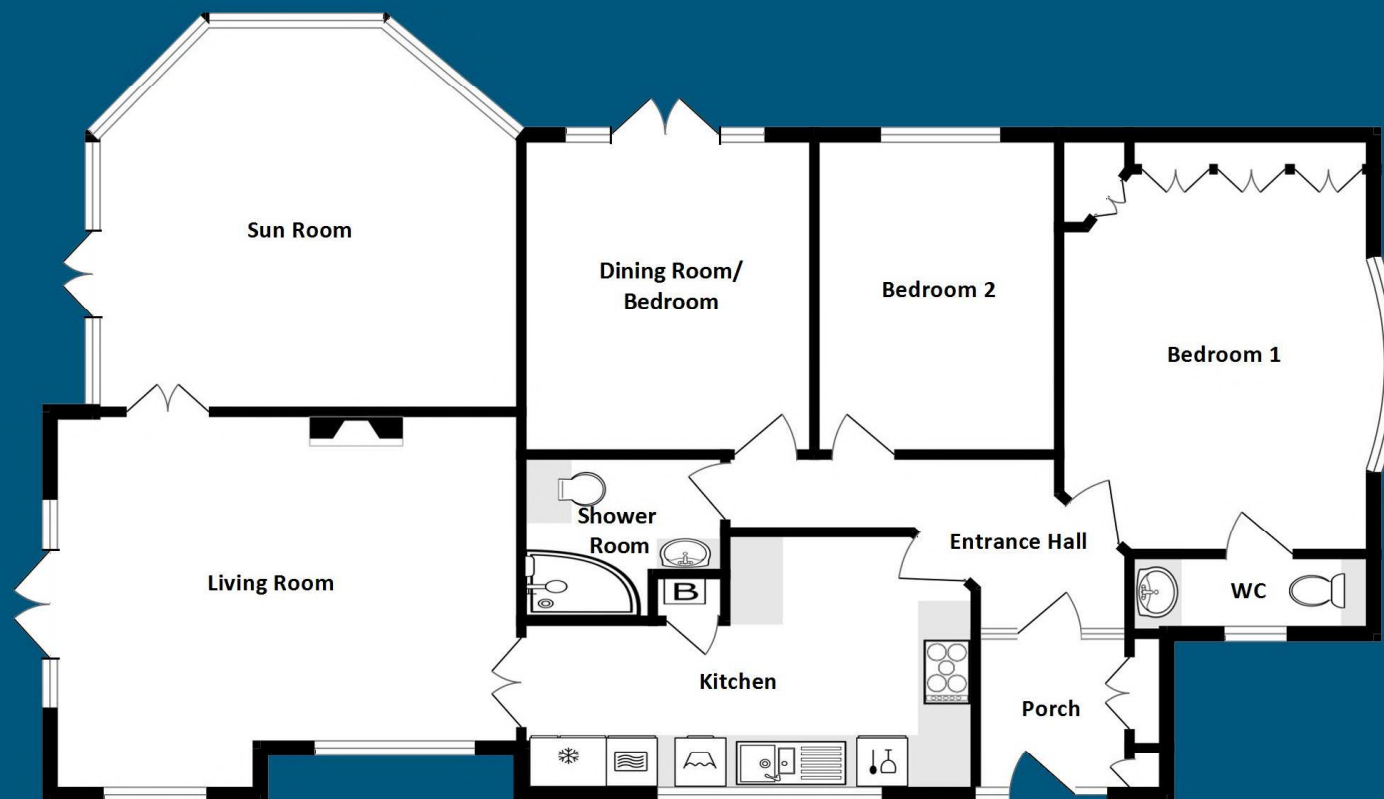






Garage

**Total Ground Floor:
1270sq feet
(118.0sq metres) Approx.**



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.

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