



30 Elliotts Lane, Codsall

**THOMAS HARVEY**  
ESTATE AGENTS

*A Most Impressive & Individually Designed Three Bedroom Detached Family Property, In One Of The Most Favoured Areas Of Codsall & Benefiting From A Beautiful South Facing 180ft Rear Garden With Further Views Over Adjacent Playing Fields*

**30 Elliotts Lane, Codsall, Wolverhampton, WV8 1PG**  
**Asking Price: £550,000**

**Tenure: Freehold**  
**Council Tax: Band F – South Staffordshire**  
**EPC Rating: E (48)**  
**Total Floor Area: 1862sq feet (173.0sq metres) Approx.**  
**Services: We are informed by the Vendors that all main services are installed**

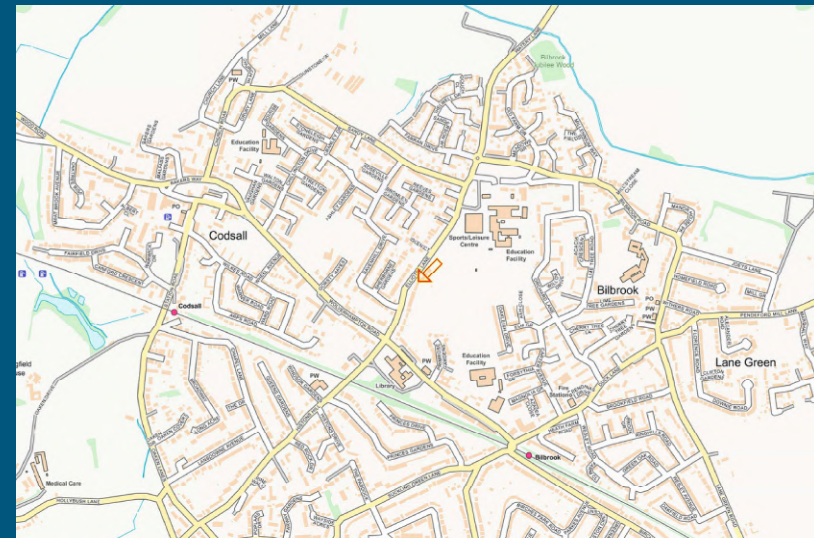
Situated in one of the most sought after locations in Codsall, occupying a prominent position screened from the road with the benefit of a 'in & out' driveway, this individually designed detached property is one of the finest example of its type currently listed onto the market, having been extensively maintained by the present owners to create a most impressive and spacious first class family home!

With no expense spared over the years, the property has been kept to a very high standard providing a host of quality fittings throughout and therefore viewing of the interior is essential to appreciate the spacious & striking living accommodation. A number of the exclusive features include a welcoming reception hall with c-shaped staircase, two large reception rooms, quality décor throughout and a most impressive approx. 180ft long rear garden which has been landscaped to provide not only a most scenic setting but maintains the maximum privacy.

The well planned and extensive accommodation includes large porch to reception hall with fitted cloakroom, front sitting/ dining room, through living room and a L-Shaped kitchen with breakfast area. Adjacent to the kitchen is a useful utility & lobby, with the added use of internal access into the one garage. Tremendous potential exists to reconfigure this space to create an open plan kitchen with family & dining area (Subject to Planning Permission). On the first floor the galleried landing leads to the three double bedrooms and a well appointed family bathroom. At the front of the property is a screened driveway providing off road parking for several cars and the use of a further double width garage on the left hand side. The south-east facing fully stocked good rear garden has been extensively preserved to deliver a most pleasant outlook whilst and is ideal for hosting summer garden parties! Even though 30 Elliotts Lane already offers generous accommodation, there is plenty of space to extend the accommodation on both levels to produce further bedrooms & bathrooms (Subject to Planning Permission).

Within walking distance of both Bilbrook & Codsall centres with the wide range of facilities therein, the property is also within walking distance of Bilbrook train station, favoured schools in both sectors and is only minutes away from the M54 motorway making it an ideal location for commuting to principal towns & cities.

Having the benefit of double glazing and central heating, viewing is strongly recommended to appreciate this unique opportunity to purchase a spacious and deceptive family house.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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**Reception Porch: 7'10" (2.40m) x 4'11" (1.50m)**

Composite double glazed front door with matching side windows.

**Entrance Hall: 14'11" (4.55m) x 7'10" (2.40m)**

Internal opaque glazed door with leaded stained glass windows, radiator, c-shaped staircase to first floor and parquet wood flooring. **Fitted Cloakroom:** Low level WC, sink unit, storage recess under stairs and double glazed opaque window to rear.

**Sitting / Dining Room: 13'6" (4.13m) x 11'10" (3.60m)**

Marble style fireplace & hearth with decorative surround & gas coal fire, radiator, coved ceiling and double glazed bay window to front.

**Living Room: 18'1" (5.50m) into bay x 12'0" (3.65m)**

Feature brick fireplace with tiled hearth & gas coal fire, radiator, wall light points, dado shelf rail, double glazed window to front and aluminium double glazed patio doors to rear garden.

**L-Shaped Breakfast Kitchen: 11'10" (3.60m) x 8'10" (2.70m)**

Fitted with a matching suite of traditional white units comprising 1½ drainer sink unit with chrome mixer tap, a range of base cupboards & drawers with matching worktops, suspended wall cupboards, built in appliances include Hotpoint double oven with combination grill/ oven over, fridge & 4-ring electric hob with extractor hood over, radiator, part tiled walls, coved ceiling, display wall niche with lighting, ceramic tiled flooring and double glazed window to rear. An open archway leads to:

**Breakfast Room: 7'5" (2.25m) x 7'1" (2.15m)**

Radiator, tiled effect flooring and double glazed windows to rear.

**Utility: 12'10" (3.90m) x 7'3" (2.20m)**

Built in base cupboards & matching suspended wall cupboards, worktop with stainless steel single drainer sink unit, plumbing & recess for both washing machine & dryer, radiator, tiled effect flooring, skylight and double glazed opaque door to rear with matching window. Internal access leads to:

**Garage: 15'9" (4.80m) x 7'3" (2.20m)**

'Up & Over' garage door, wall mounted gas fired Potterton central heating boiler, power, lighting and skylight.

**First Floor Galleried Landing:** Radiator, double glazed opaque picture window to rear and loft hatch.

**Bedroom One: 15'1" (4.60m) x 11'10" (3.60m)**

Two radiators, coved ceiling and double glazed windows to front & rear.

**Bedroom Two: 11'10" (3.60m) x 11'2" (3.40m)**

Radiator, coved ceiling and double glazed window to front.

**Bedroom Three: 10'10" (3.30m) x 9'0" (2.75m)**

Radiator, coved ceiling and double glazed window to front.

**Bathroom: 11'10" (3.60m max) x 8'10" (2.70m max)**

Fitted with a well-appointed traditional suite comprising panelled bath with shower spray, separate corner shower enclosure, vanity unit, low level WC, wall mounted mirror with lighting, radiator, floor to ceiling built in airing cupboard, coved ceiling, part tiled walls, recessed ceiling spotlights and double glazed opaque windows to rear.

**Double Width Second Garage: 25'3" (7.70m) x 13'7" (4.15m)**

'Up & Over' garage door, power, lighting, storage/workshop area, double glazed windows to rear and PVC opaque door to garden.

**Rear Garden:** A mature and fully stocked approx. 180ft long rear garden featuring a south-east facing aspect and being sympathetically landscaped to provide a most picturesque setting whilst providing excellent useable outdoor space includes large full width paved patio overlooking the shaped centre lawn, flowering borders & islands with a variety of shrubs & trees, vegetable plot/ kitchen garden at rear with greenhouse, separate shed & gravelled courts, surrounding fencing and rear hedging.

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.











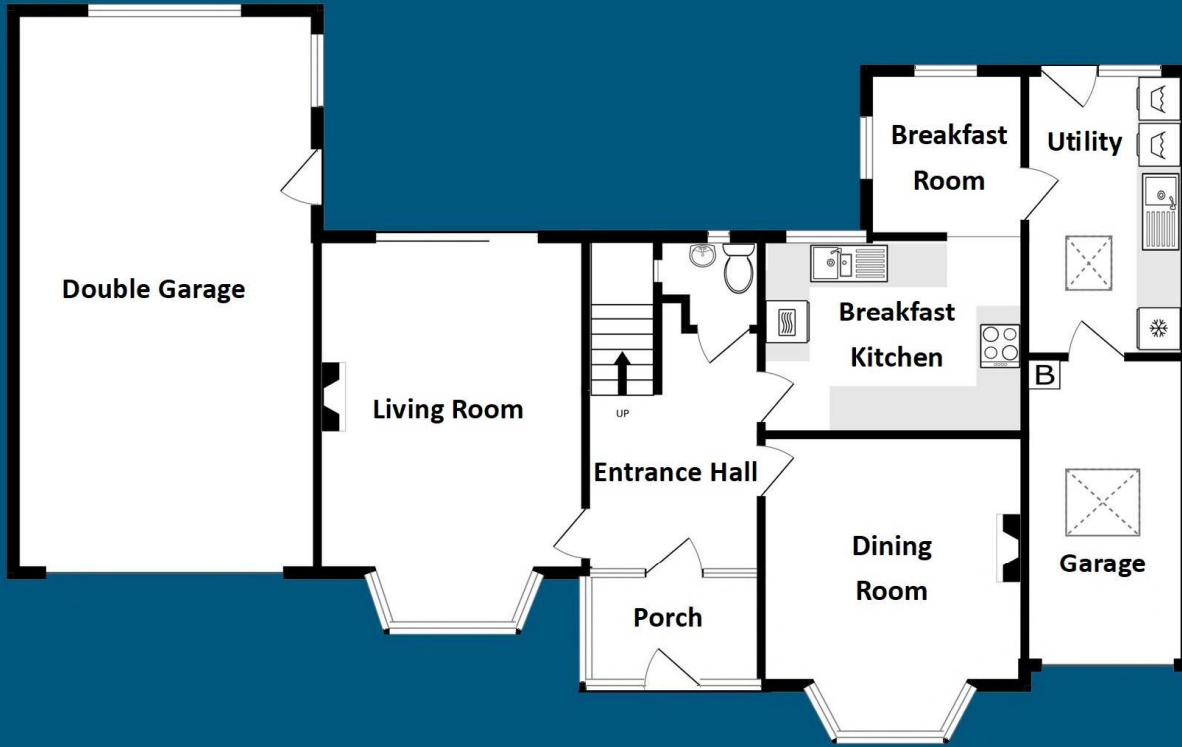












**Ground Floor**  
 Approx.: 1206sq feet (112.0sq metres)

**Total Floor Area: 1852sq feet (173.0sq metres) Approx.**



**First Floor**  
 Approx.: 657sq feet (61.0sq 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.**

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
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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