



*1 Madeira Avenue, Codsall*

**THOMAS HARVEY**  
ESTATE AGENTS



# A Well Presented Three Bedroom Semi Detached House Occupying Prominent Corner Position In A Favoured Residential Area Of Codsall

**1 Maderia Avenue, Codsall, Wolverhampton, WV8 2DS**  
**Asking Price: £295,000**

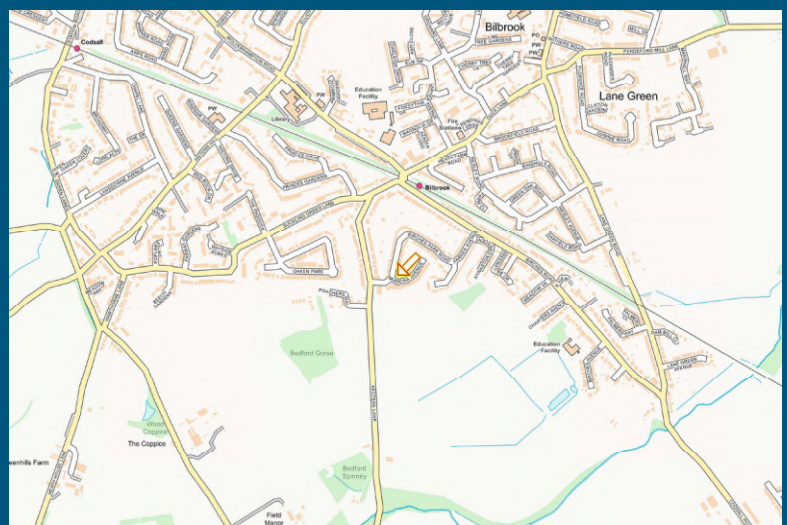
**Tenure: Freehold**  
**Council Tax: Band C – South Staffordshire**  
**EPC Rating: D (66) No: 0912-2899-7821-9724-2955**  
**Total Floor Area: 851.1sq feet (79.1sq meters) Approx.**  
**Services: We are informed by the Vendors that all main services are installed**  
**No Upward Chain**

Situated on the corner of this small select cul de sac just off Birches Park Road and therefore occupying one of the most sought after locations in Codsall, this traditional semi-detached house is ideal for purchasers requiring a property to restyle to own requirements with the added benefit of a mature fully stocked garden creating a most pleasant setting.

Well maintained over the years to create a well-planned interior, the accommodation which has the benefit of gas central heating & double glazing, includes porch to entrance hall with fitted cloakroom under the stairs, 23ft through living room with dining area and breakfast kitchen which leads to an exterior veranda. As the property occupies a corner plot, there is ample space at the side to extend the accommodation without taking away from the pleasant grounds (Subject to Planning Permission). On the first floor there are three bedrooms and the bathroom is fitted with a well-appointed suite. At the front of the property is a gated driveway and the advantage of a further driveway & detached garage at the rear of the plot, accessed via Birches Park Road. The rear garden is mature & fully stocked, having been neatly landscaped to provide most pleasant outlook and creating excellent useable outdoor space, ideal for hosting summer garden parties.

Although enjoying a rural setting, Madeira Avenue is still extremely convenient for the majority of amenities having Bilbrook train station & shopping parade within easy walking distance, together with excellent local primary & secondary schools nearby.

Offered with No Upward Chain, internal inspection is highly recommended to appreciate this excellent example of its type, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 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 window with tiled flooring. **Entrance Hall:** Internal opaque glazed door with matching side window, radiator, coved ceiling and staircase to first floor with stores below. **Fitted Cloakroom:** White suite with low level WC, sink unit, built in meter cupboard, recessed ceiling spot lights, wood effect tiled flooring and double glazed window to side.

**Through Living Room: 22'3" (6.78m) x 10'11" (3.32m)**

Marble fireplace & hearth with gas fire, radiator, coved ceiling, recessed ceiling spot lights, double glazed picture to rear and double glazed bay window to front.

**Breakfast Kitchen: 11'10" (3.60m) x 10'1" (3.08m)**

Fitted with a traditional suite of matching coloured units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching worktops, suspended wall cupboards, gas point for cooker, plumbing for washing machine & dishwasher, radiator, part tiled walls, built in pantry, extractor fan, wood effect tiled flooring, double glazed windows to side & rear with composite double glazed door to the exterior veranda.

**First Floor Landing:** Loft hatch, coved ceiling and double glazed leaded window to side.

**Bedroom One: 10'11" (3.34m) x 10'11" (3.32m)**

Radiator, twin double wardrobes, coved ceiling and double glazed window to rear.

**Bedroom Two: 10'11" (3.34m) x 10'4" (3.16m)**

Radiator, coved ceiling and double glazed leaded bay window to front.

**Bedroom Three: 7'3" (2.21m) x 6'7" (2.01m)**

Radiator, wall mounted gas fired central heating boiler and double glazed leaded window to front.

**Bathroom:** Fitted with a well-appointed white suite comprising panelled bath, separate corner shower cubicle, low level WC, pedestal wash hand basin, chrome heated towel rail, tiled walls, recessed ceiling spot lights, wood effect vinyl flooring, extractor fan and double glazed window to rear.

**Rear Garden:** Neatly landscaped with a large paved patio, gravelled terrace, shaped lawn, flowering borders with a variety of shrubs & trees, timber pergola, surrounding fencing, timber shed and rear access to the Driveway & Detached Garage.

**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.





























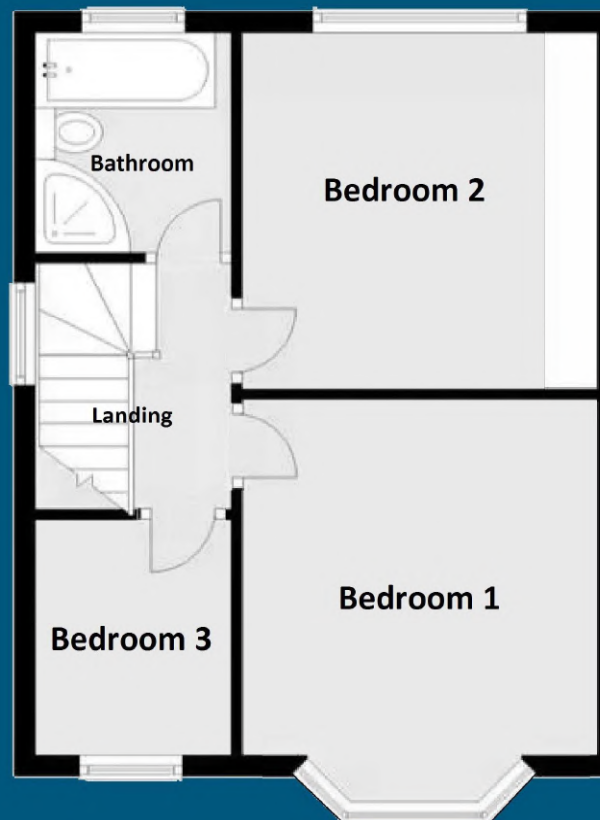




## Total Floor Area: Approx. 851.1sq feet (79.1sq meters)



**Ground Floor**  
Approx.: 464.6sq feet (43.2sq meters)



**First Floor**  
Approx.: 386.5sq feet (35.9sq meters)

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.

### PROPERTY MISDESCRIPTION ACT 1991 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:-

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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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