



4 Palmers Close, Codsall

THOMAS HARVEY
ESTATE AGENTS

A Deceptive & Well Presented Three Bedroom Semi-Detached Family House In A Small Select Cul-De-Sac In A Favoured Residential Area

4 Palmers Close, Codsall, Wolverhampton, WV8 2JX
Asking Price: £270,000

Tenure: Freehold
Council Tax: Band B – South Staffordshire
EPC Rating: C (71)
Total Floor Area: 950sq feet (88.3sq metres) Approx.

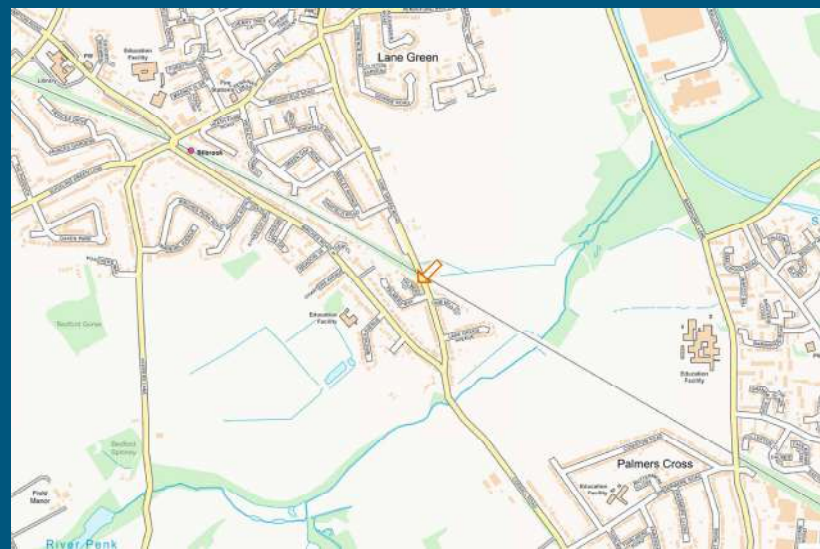
Occupying a pleasant cul de sac position just off Lane Green Road and therefore in a popular residential area, this distinctive semi-detached property has been thoughtfully restyled by the present owners to provide a host of trendy and attractive features throughout.

Deceptive externally, viewing of the interior is essential to appreciate the surprisingly spacious living accommodation which is stylishly appointed including quality carpets & flooring, trendy décor throughout, breakfast kitchen with a matching suite of cream units and neatly landscaped private rear garden.

Ideal as a family house and having the benefit of gas central heating and double glazing, the interior includes entrance hall with C-Shaped staircase to first floor, breakfast kitchen with a matching suite of cream units and a full width 20ft open plan living room with dining area, enjoying a pleasant outlook over the rear garden. On the first floor there are three good sized bedrooms, a modern family bathroom and useful separate WC. At the side of the property is a driveway providing ample off road parking and leads to the detached garage. A feature of the property is the enclosed rear garden which not only benefits from the maximum privacy but has been sympathetically landscaped to create an excellent useable outdoor space, perfect for summer garden parties!

Within easy distance of Birches Bridge shopping parade and the amenities therein including popular schooling in both sectors, Palmers Close is also very near to Railway stations & having the M54 motorway only 2 miles away, therefore making the location extremely practical for commuting to principle towns.

Perfect for buyers requiring a quality family house ready to just move into, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: PVC front door with double glazed insert, radiator, built in cloaks cupboard, laminate flooring, C-Shaped staircase to first floor and double glazed opaque window to front.

Breakfast Kitchen: 12'10" (3.90m) x 10'3" (3.13m)

Fitted with a matching suite of cream units comprising a white ceramic single drainer sink unit with stainless steel mixer tap, a range of base cupboards & drawers with matching wood worktops, suspended wall cupboards with concealed extractor hood, built in fridge, Stoves oven with 4- ring gas hob over, radiator, built in pantry, laminate effect vinyl flooring, double glazed window to front and PVC double glazed door to side.

Open Plan Living Room with Dining Area: 20'8" (6.29m) x 16'4" (4.97m)

Feature marble style fireplace & hearth with decorative surround & gas coal fire, two radiators, laminate flooring and double glazed window to rear with matching patio doors leading to garden.

First Floor Landing: Loft hatch and built in storage cupboard with wall mounted gas fired Baxi central heating boiler.

Bedroom One: 14'9" (4.57m) x 10'1" (3.09m)

Radiator, laminate flooring and double glazed window to rear.

Bedroom Two: 10'2" (3.12m) x 9'8" (3.01m)

Radiator and double glazed window to rear.

Bedroom Three: 7'9" (2.42m) x 10'5" (3.22m max)

Radiator, laminate flooring and double glazed window to front.

Bathroom: 4'6" (1.41m) x 7'2" (2.22m max)

Fitted with a white suite comprising panelled bath with shower unit & screen over, vanity unit, chrome heated towel rail, built in storage, patterned ceramic tiled flooring and double glazed opaque window to side. **Fitted Cloakroom:** Fitted with a white low level WC, vinyl flooring and double glazed opaque window to front.

Rear Garden: Neatly landscaped to create excellent useable outdoor space with full width paved patio having sandstone style slabs, overlooking the shaped centre lawn, further rear terraced with slate chippings, raised timber sleepers, surrounding fencing with side gate and rear access to detached garage. **Garage: 9'6" (2.93m) x 20'1" (6.13m)**

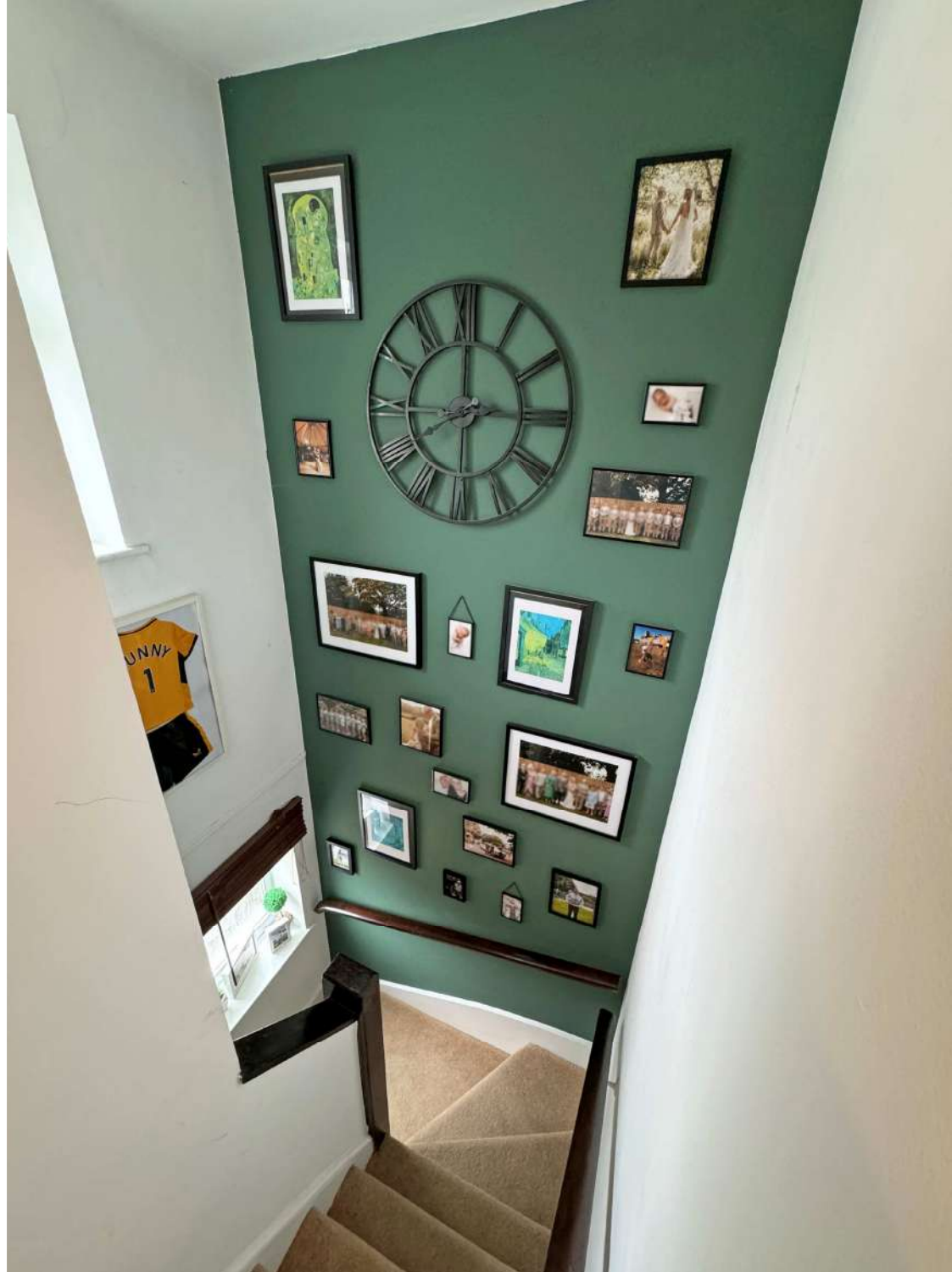
'Up & Over' garage door with power, lighting, glazed windows to side and door to garden.









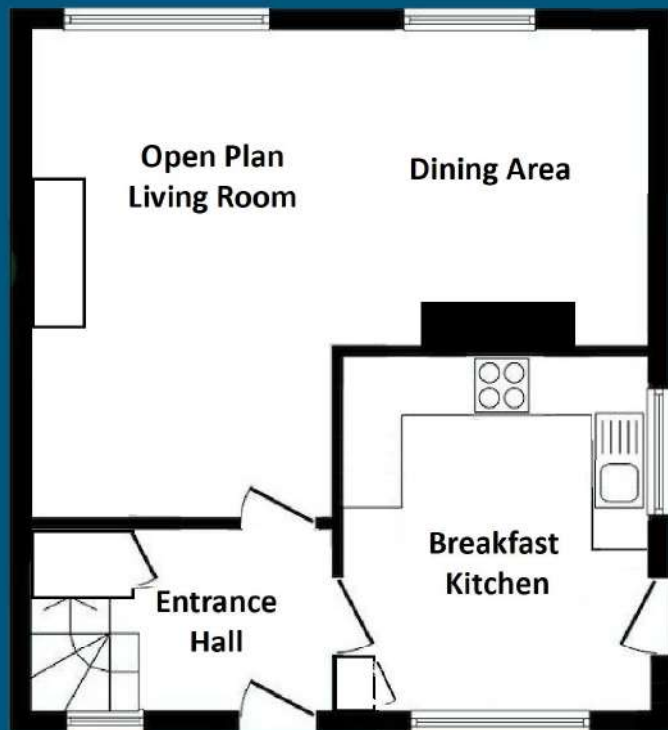




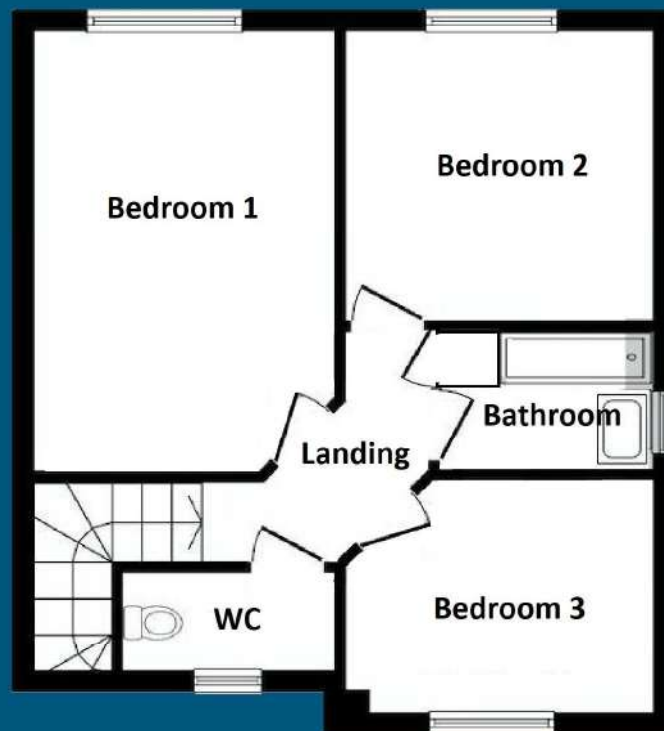




Ground Floor



First Floor



**Total Floor Area: 950sq feet (88.3sq metres)
Approx.**

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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