



168 Codsall Road, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

Individually Designed & Deceptive Three Bedroom Two Bathroom Detached Character House, Located On The Boundary Of Tettenhall & Codsall, With A Stunning Approx. 130ft Long Fully Stocked Rear Garden

The Laurels, 168 Codsall Road, Tettenhall, Wolverhampton, WV6 9QQ

Asking Price: £625,000

Tenure: Freehold

Council Tax: Band F – Wolverhampton

EPC Rating: D (59) No – 6534-2525-4300-0121-8226

Total Floor Area: 2,099sq feet (195.0sq metres) Approx.

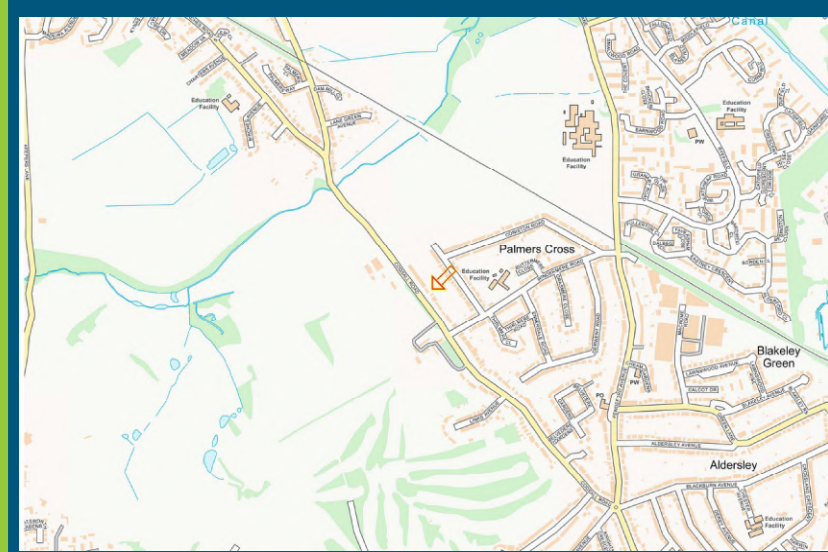
Services: We are informed by the Vendors that all main services are installed

Situated in one of the most sought after locations in Wolverhampton adjacent to open fields & the River Penk, located on the boundary of Tettenhall & Codsall, this individually designed detached house boasts a number of character features throughout and is undoubtedly a first class example of a family house.

Thoughtfully restyled in recent years to retain the charm & appeal of a period property whilst creating a most attractive & comforting interior, the well designed accommodation has been designed to utilise the maximum space whilst offering a versatile layout. Just some of the impressive features include fresh & stylish décor, quality carpets & flooring, updated central heating system, new luxury ensuite shower room and a stunning breakfast kitchen which has been fitted with a bespoke quality suite.

At approx. 2099sq feet, the accommodation includes reception porch to entrance hall, fitted cloakroom, front living room and dining room with internal folding doors to study/ sitting room, creating an excellent adaptable space to entertain large families etc. The breakfast kitchen has been refitted to includes a smart light gloss suite with a useful utility adjacent and separate conservatory overlooking the fully stocked rear garden. On the first floor, the galleried landing leads to three double bedrooms, luxury ensuite shower room, well appointed family bathroom and useful walk in wardrobe from the landing. The first floor also benefits from a concealed dressing room in bedroom two, which could quite easily be converted into a further ensuite (Subject to Planning Permission). Set well back from the road, the driveway provides off road parking for several cars and leads to the garage at side. Although already offering ample accommodation, tremendous potential exists to extend the property to create further bedroom & bathroom accommodation (STPP). An impressive feature of The Laurels is the stunning & mature 130ft approx. rear garden which has been landscaped to provide a beautiful and tranquil setting yet retaining the maximum privacy, perfect for hosting summer garden parties.

Within easy distance of the local facilities in both Bilbrook & Tettenhall Village, the area is also served with Schools in both sectors and not to mention have the benefit of Bilbrook train station only minutes away. 168 Codsall Road is also only three miles from the M54 motorway and therefore ideal for commuting to principal towns. Perfect for buyers requiring a quality family home, ready to just move into, internal inspection highly recommended to realise this is one of the finest illustrations of its type currently listed on the market!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: Hardwood front door with double glazed opaque windows and tiled flooring.

Entrance Hall: Internal glazed hardwood door with matching side window, covered radiator, wood stripped flooring and C-Shaped staircase to first floor.

Fitted Cloakroom: Low level WC, sink unit, radiator, recessed ceiling spotlights, laminate flooring and opaque window to rear.

Dining Room: 15'11" (4.85m) x 12ft (3.65m)

Marble fireplace & hearth with decorative surround, radiator, coved ceiling, glazed window to front and internal glazed hardwood folding doors to: **Sitting Room / Study: 11'6" (3.50m) x 9'4" (2.85m)**
Radiator, coved ceiling and double glazed French doors to rear garden.

Living Room: 15'5" (4.70m) x 14'1" (4.30m into bay)

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

Breakfast Kitchen: 15'9" (4.80m) x 9'8" (2.95m)

Fitted with a smart matching suite of modern lights gloss units comprising composite 1½ drainer grey sink unit with chrome mixer tap, a range of base cupboards & drawers with matching stone effect worktops, recess & gas point for Range style double cooker with stainless steel extractor hood over, suspended wall cupboards with display lighting, built in dishwasher, graphite vertical radiator, recessed ceiling spotlights, laminate style soft cushioned flooring and internal glazed window to rear and door to conservatory.

Conservatory: 10'8" (3.25m) x 7'9" (2.35m)

Tiled flooring, wall light point and double doors to rear garden.

Utility: 10'4" (3.15m) x 7'5" (2.25m)

Built in base cupboards with matching worktop, stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, radiator, recessed ceiling spotlights, laminate effect vinyl flooring, double glazed window to rear with hardwood opaque door. Internal access leads to:

Garage: 16'1" (4.90m) x 12'10" (3.90m)

'Up & Over' garage door, power, lighting and built in shelving.

First Floor Galleried Landing: Covered radiator, loft hatch, glazed windows to rear and stores room presently used as a walk in wardrobe with built in rails, shelving and glazed window to rear.

Bedroom One: 15'11" (4.85m) x 12ft (3.65m)

Built in triple wardrobes, radiator, coved ceiling and glazed window to front.

Ensuite Shower Room: 8'6" (2.60m) x 6'11" (2.10m)

Fitted with a modern white suite comprising corner double shower enclosure with chrome overhead shower & separate spray, low level WC, vanity unit with wall mounted mirror & light over, radiator, tiled walls & flooring, recessed ceiling spotlights, extractor fan and double glazed opaque window to rear.

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

Built in double wardrobe, radiator, coved ceiling, glazed window to front with access to: **Dressing Room:** Built in storage into eaves, glazed window to rear to further **Storage: 8'6" (2.60m) x 6'7" (2.00m)**

Bedroom Three: 11'10" (3.60m) x 8'10" (2.70m)

Radiator, coved ceiling and glazed window to front.

Bathroom: 9'10" (3.00m) x 7'7" (2.30m)

Fitted with a white suite comprising P-Shaped panelled bath with chrome power shower over & screen, low level WC, vanity unit with LED wall mounted mirror over, part tiled walls with granite style tiles, chrome heated towel rail, recessed ceiling spotlights, floor to ceiling built in airing cupboard, extractor fan, tiled flooring and double glazed opaque window to rear.

Rear Garden: At approx. 130ft long the rear garden is neatly landscaped to provide a most stunning setting with full width paved patio having steps down to the centre shaped lawn, flowering borders with a variety of shrubs & trees, paved shaped side paths & gravelled rockeries, brick outbuilding, kitchen garden/ vegetable plot at the rear with greenhouse, large metal outbuilding & separate timber shed, side gate and surrounding fencing with 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















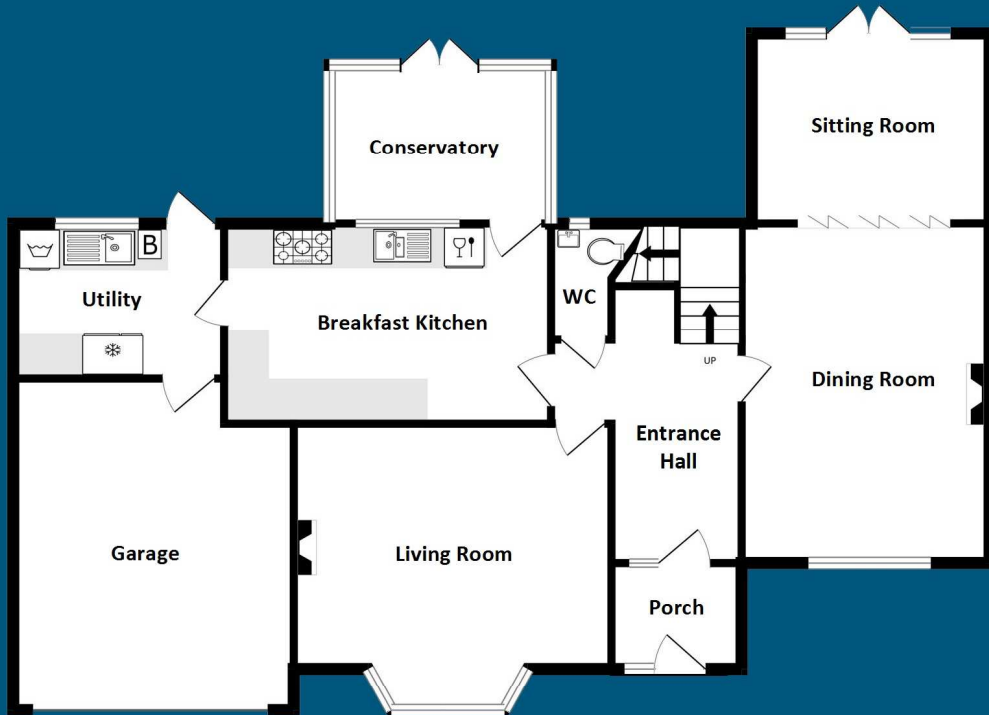








**Total Floor Area: 2099sq feet
(195.0sq metres) Approx.**



Ground Floor

Approx.: 1184sq feet (110.0sq metres)



First Floor

Approx.: 915sq feet (85.0sq 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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