



49 Broadway, Codsall

THOMAS HARVEY
ESTATE AGENTS

An Extended & Well Designed Three Bedroom Two Bathroom Detached Family House With A Stunning Open Plan Kitchen With Family & Dining Area, In A Favoured Cul De Sac Of Codsall

49 Broadway, Codsall, Wolverhampton, WV8 2EL

Asking Price: £425,000

Tenure: Freehold

Council Tax: Band D – South Staffordshire

EPC Rating: D (59) No: 3237-5929-0546-1202

Total Floor Area: 1451sq ft. (134.8sq m.) Approx.

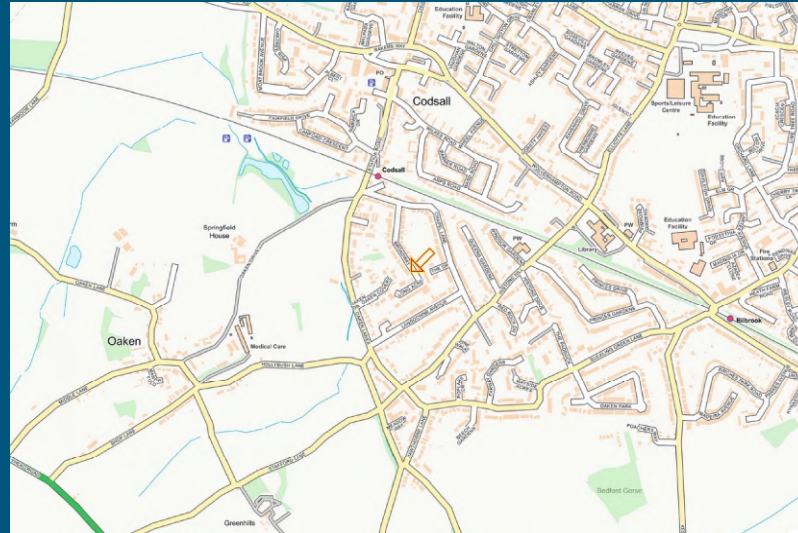
Services: We are informed by the Vendors that all main services are installed

Occupying a prime position nearing the end of this favoured select cul-de-sac just off Chapel Lane and therefore in a favoured residential area, particularly useful for Codsall Train Station, this deceptive detached house has been restyled & extended in recent years to create an excellent example of a family home and perfect for buyers requiring a home, ready to just move into!

Deceptive externally & having a traditional facade, internal inspection will reveal a spacious and versatile layout, whilst utilising the maximum space, all producing a well maintained and comfortable living interior. At approx. 1451sq feet, the well-designed interior includes entrance hall with staircase to first floor & built in cloaks cupboard, front sitting/ dining room, extended 24ft rear living room and the open plan dining kitchen with family area. The kitchen is certainly a feature of No 49, having been refitted with a smart light grey suite, a number of built in appliances and creating an excellent space to entertain large families & guests. The ground floor also includes a downstairs shower room and garage. On the first floor there are three bedrooms and a modern well-appointed family bathroom. At the front of the house is a gravelled driveway providing ample off road parking and of course leads to the garage. The rear garden enjoys a south-west facing aspect and has been neatly landscaped to create a most pleasant outlook & setting.

Within walking distance of Codsall Village & Train Station in addition to Bilbrook Station (Codsall is 0.2miles away) and therefore convenient for the majority of amenities including excellent shops & schools in both sectors, Broadway is also only minutes away from the M54 motorway making it a perfect location for commuting to principal towns & cities.

Viewing of the interior is essential to appreciate the surprisingly spacious & attractive living accommodation. Having the benefit of gas central heating & double glazing, the accommodation further includes:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Composite double glazed opaque door with matching side windows, radiator, wood stripped flooring and staircase to first floor with oak balustrade & built in cloaks cupboard below.

Sitting/ Dining Room: 12'1" (3.70m) x 13'1" (4.00m)

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

Living Room: 10'3" (3.41m) x 24'7" max (7.54m max)

Radiators, coved ceiling and double glazed patio doors to rear.

Feature Open Plan Dining Kitchen: 18'7" max (5.72m max) x 20'9" max (6.39m max)

Fitted with a matching suite of grey modern units comprising stainless steel 1½ drainer sink unit with chrome mixer tap, an extensive range of base cupboards & drawers with matching quartz style worktops, suspended wall cupboards, built in appliances include Neff 4-ring induction hob with stainless steel extractor hood, oven & dishwasher, radiator & additional white vertical radiator, utility cupboard with plumbing for washing machine, recessed ceiling spot lights, laminate effect vinyl flooring, double glazed windows to rear and side with matching sliding doors to garden.

Downstairs Shower Room: 9ft (2.77m) x 5'3" (1.64m)

Fitted with a white suite comprising corner shower enclosure with power shower, low level WC, pedestal wash hand basin, tiled walls, electric heater, radiator, vinyl flooring and double glazed opaque window to side.

Internal access to **Garage:** 14'3" (4.36m) x 9'8" (3.00m)

Remote controlled roller shutter door, wall mounted gas fired central heating boiler, power and lighting.

First Floor Landing: Loft hatch and double glazed opaque window to side.

Bedroom One: 11'3" max (3.46m max) x 12'4" (3.80m)

Built in twin double wardrobes & drawers, radiator and double glazed window to rear.

Bedroom Two: 10'6" (3.26m) x 11'4" (3.49m)

Built in wardrobe, radiator, wall light points, coved ceiling and double glazed window to front.

Bedroom Three: 8ft (2.44m) x 7'7" (2.37m)

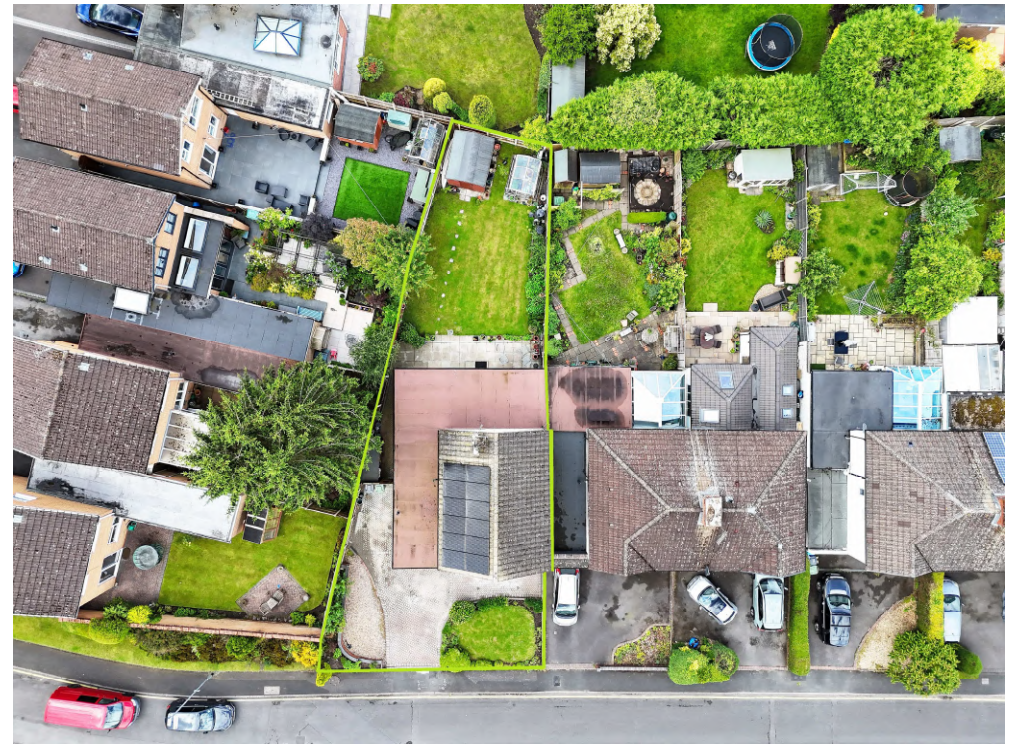
Radiator, coved ceiling and double glazed window to front.

Bathroom: 6'7" (2.07m) x 7'2" max (2.20m max)

Fitted with a modern white suite comprising panelled bath, separate corner shower enclosure with chrome overhead shower & handheld spray, vanity unit, low level WC, wall mounted LED mirror, graphite radiator, grey tiled walls, recessed ceiling spotlight, slate style tiled flooring and double glazed opaque window to rear.

South West Facing Rear Garden: Neatly landscaped with full width paved patio, shaped centre lawn, flowering borders with a variety of shrubs & trees, garden shed, separate green house and surrounding fencing.

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.









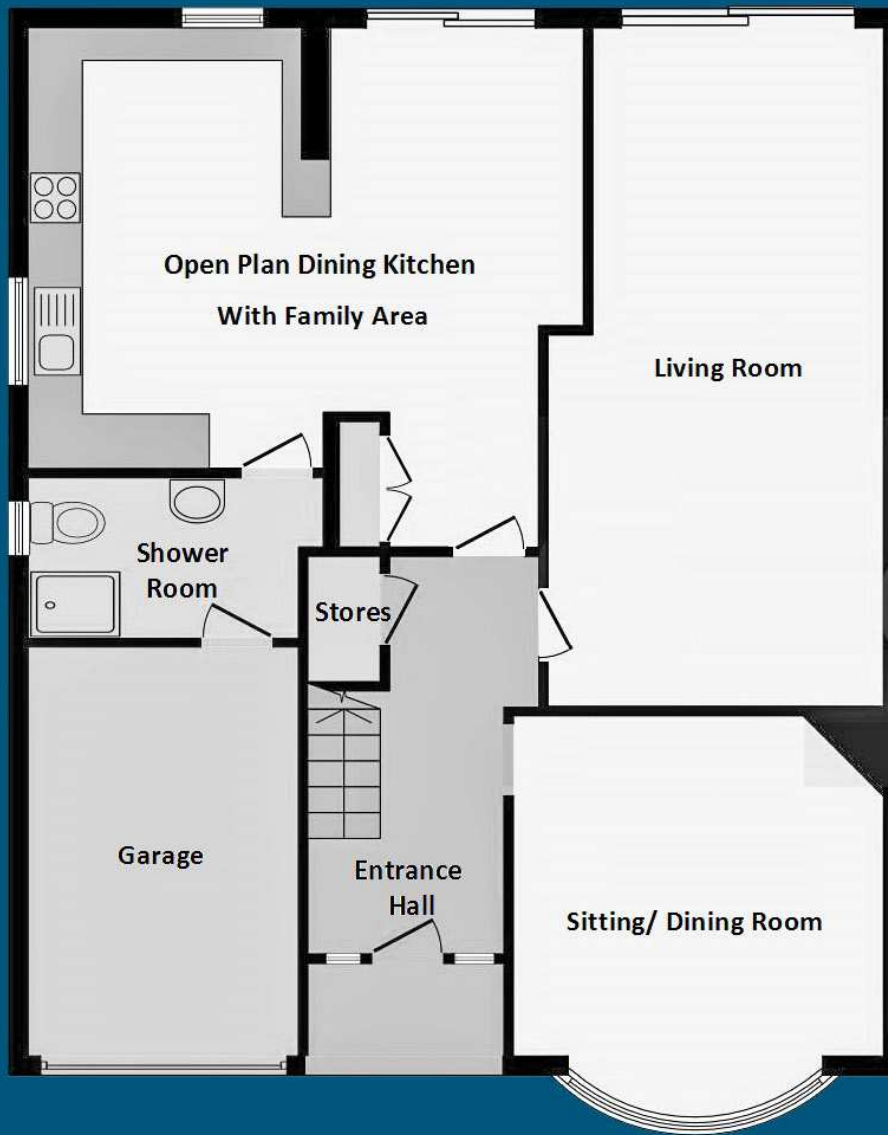






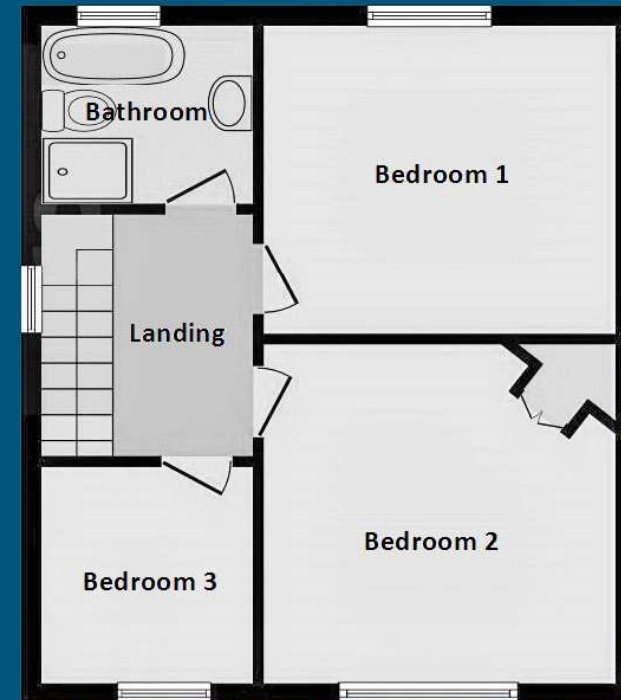






Ground Floor

**Total Floor Area: 1451sq feet
(134.8sq metres) Approx.**



First Floor

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

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