



38 Lane Green Avenue, Codsall

**THOMAS HARVEY**  
ESTATE AGENTS



# A Deceptive & Well Presented Four Bedroom Two Bathroom Modern Detached Family House In A Small Select Cul-De-Sac In A Favoured Residential Area Of Codsall

**37 Lane Green Avenue, Codsall, Wolverhampton, WV8 2JT**  
**Asking Price: £375,000**

**Tenure: Freehold**  
**Council Tax: Band D – South Staffordshire**  
**EPC Rating: C (71) No: 3834-3226-4300-0700-9222**  
**Total Floor Area: 1,006sq.ft. (93.5sq.m.) Approx.**  
**Services: We are informed by the Vendors that all main services are installed**

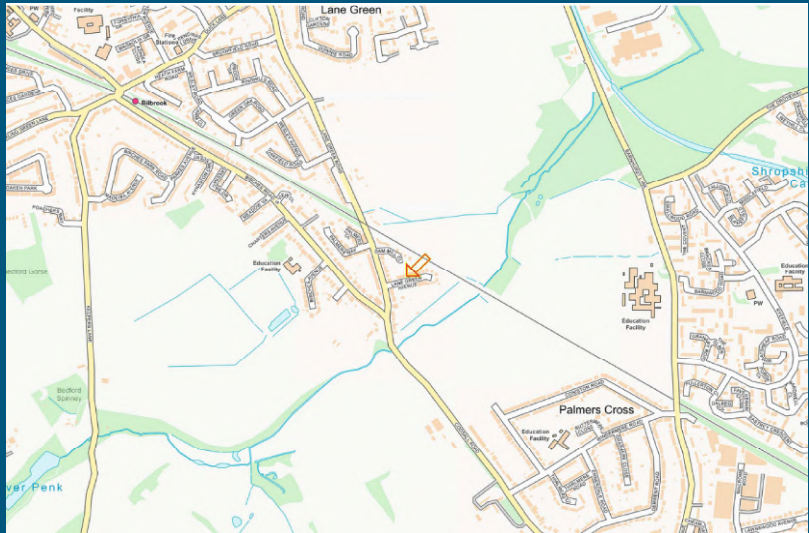
Occupying a pleasant cul de sac position just off Lane Green Road and therefore in a popular residential area, this distinctive & modern detached property has been thoughtfully restyled by the present owners to provide a host of trendy and attractive features throughout.

Deceptive externally, viewing of the interior is essential to appreciate the surprisingly spacious living accommodation which is stylishly appointed throughout and offers an open plan layout on the ground floor, perfect for entertaining large families and guests.

Ideal for buyers requiring a quality family house ready to just move into, and having the benefit of gas central heating & double glazing, the interior includes open front living room with a full width open plan dining kitchen with a feature cast iron spiral staircase in the centre of the ground floor. On the first floor there are four bedrooms with the master having an ensuite shower room and a white family bathroom. At the front of the property is a block paved driveway providing ample off road parking and leads to the garage. At approx. 60ft long, a feature of the property is the enclosed full stocked rear garden which not only benefits from the maximum privacy but has been sympathetically landscaped to create an excellent useable outdoor space and offers a scenic outlook.

Within easy distance of Birches Bridge shopping parade and the amenities therein including popular schooling in both sectors, Lane Green Avenue 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.

An excellent opportunity to acquire a well presented and individually designed detached house, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Living Room:** (4.93m max) x 10'9" (3.28m)

Composite double glazed door, radiator, recessed ceiling spotlights, laminate flooring, double glazed double opening window to front and central cast iron spiral staircase to first floor.

**Open Plan Dining Kitchen:** 19'5" (5.92m) x 10'5" (3.20m)

Fitted with a matching suite of laminate units comprising twin circular stainless steel sink units, a range of base cupboards & drawers with matching worktops & breakfast bar, suspended wall cupboards with lighting under, built in appliances including electric oven, 4-ring gas hob with extractor hood over, plumbing for washing machine, wall mounted gas fired central heating boiler, tiled splashbacks, recessed ceiling spot lights, built in pantry/ storage cupboard with shelving, laminate flooring and double glazed patio doors to rear garden with matching window.

**First Floor Landing:** Built in airing cupboard with radiator, laminate flooring and loft hatch.

**Bedroom One:** 11'4" (3.45m) x 9'2" (2.80m)

Radiator, laminate flooring and double glazed French doors to front with Juliette balcony. **Ensuite:** 6'8" (2.07m) x 5'9" (1.80m max) Fitted with a white suite comprising shower enclose with wall mounted electric shower, pedestal wash hand basin, low level WC, part tiled walls, radiator, extractor fan, tiled flooring and double glazed opaque window to side.

**Bedroom Two:** 11'3" (3.42m) x 9'6" (2.93m max)

Radiator, laminate flooring and double glazed window to rear.

**Bedroom Three:** 9'2" (2.80m) x 7'4" (2.24m)

Radiator, laminate flooring and double glazed window to rear.

**Bedroom Four:** 9'6" (2.92m) x 7'4" (2.24m into wardrobes)

Built in full length floor to ceiling wardrobes, radiator, laminate flooring and double glazed window to front.

**Bathroom:** 6'8" (2.07m) x 5'7" (1.74m)

Fitted with a white suite comprising tiled bath with shower unit over, vanity unit with recessed WC, radiator, tiled walls & flooring, extractor fan and double glazed opaque window to side.

**Garage:** 16'4" (5.00m) x 8'4" (2.55m)

'Up & Over' garage door, power, lighting & shelving.

**Rear Garden:** A mature & fully stocked rear garden with full width decked terrace, extensive shaped lawn, flowering borders with a variety of shrubs & trees, side gated entry and surrounding fencing & walling.



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.

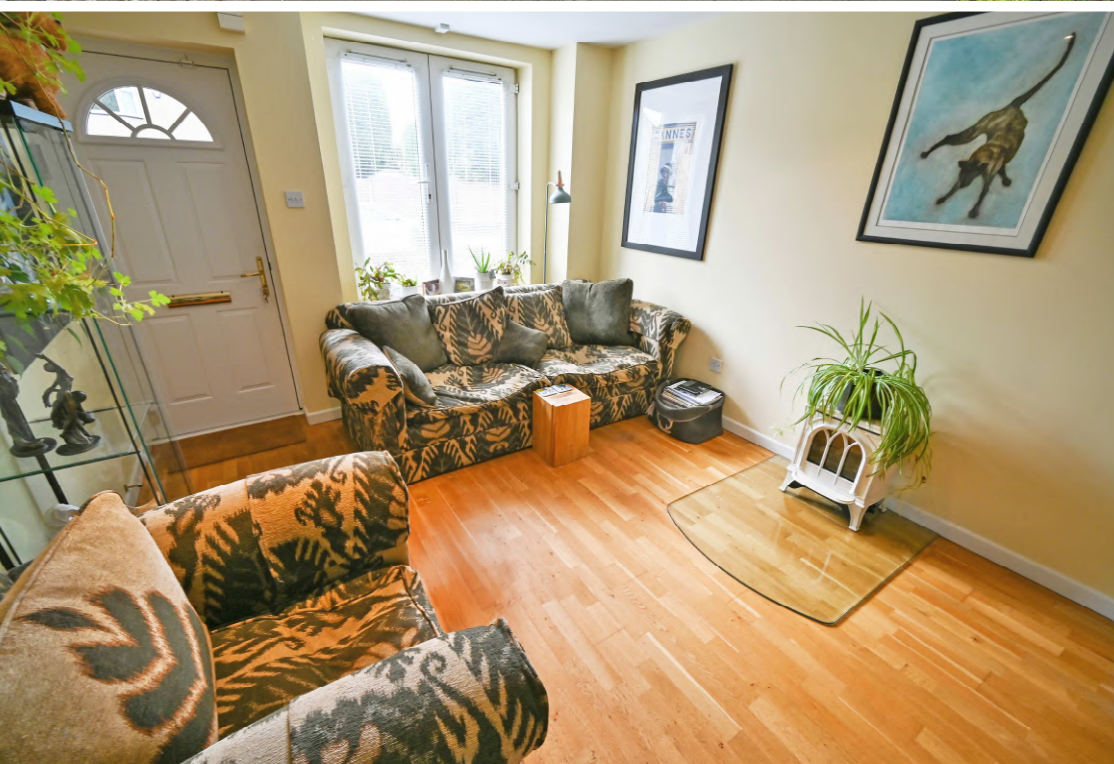




















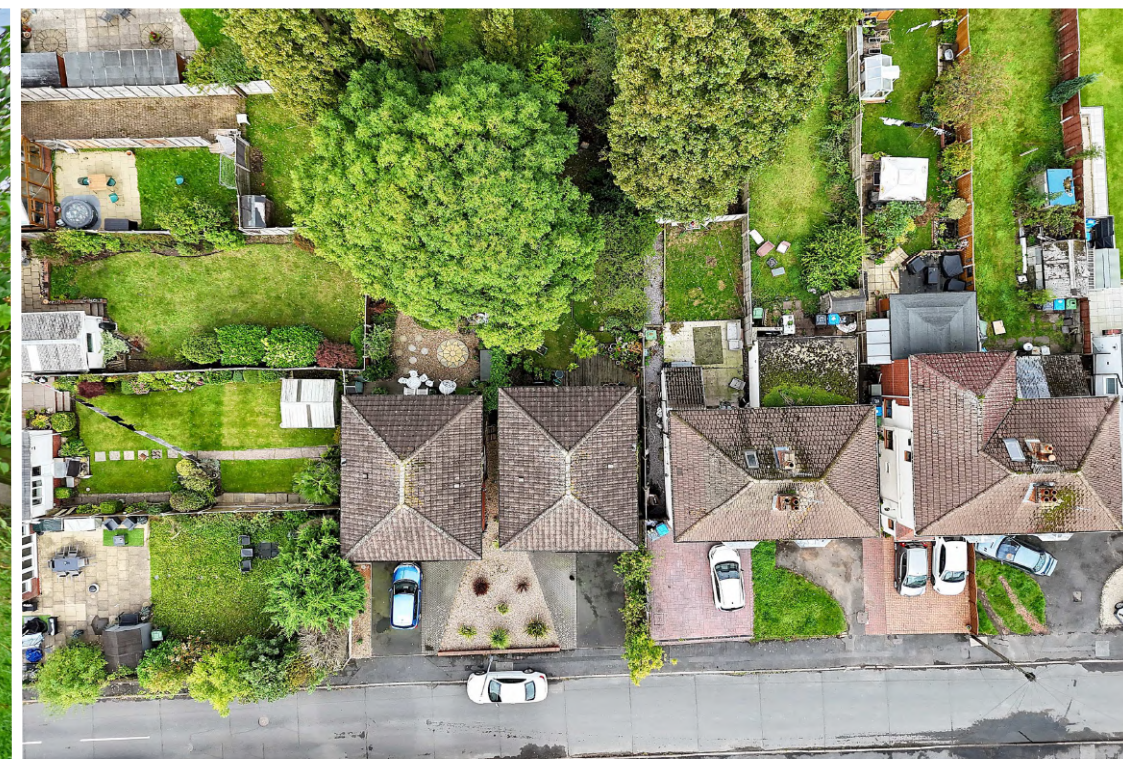






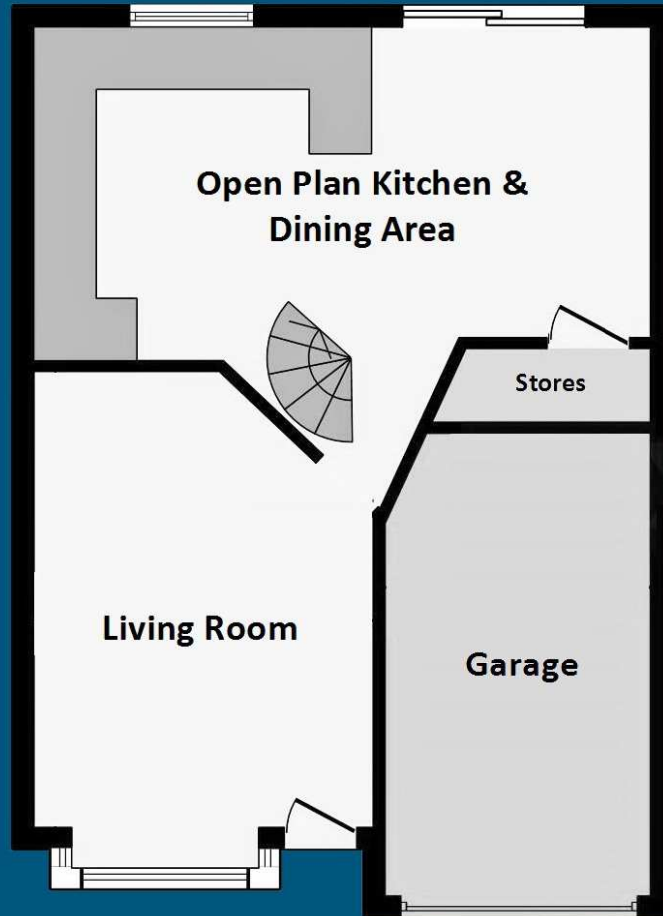




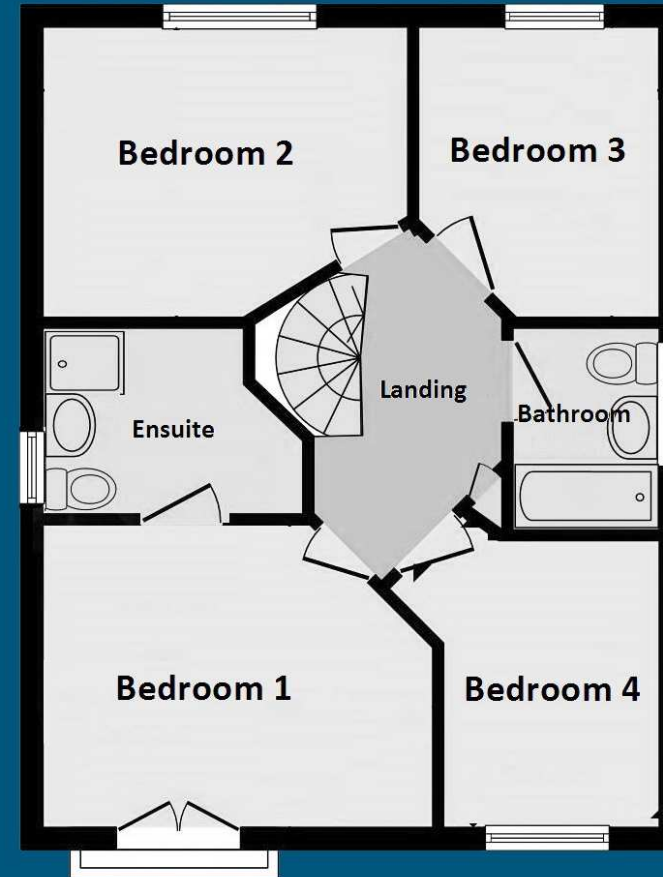




**Total Floor Area: 1,006sq.ft.  
(93.5sq.m.) Approx.**



**Ground Floor**



**First Floor**

**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:-

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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.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.