



32 Thelwell Drive, Codsall



*A Stunning Three Bedroom Two Bathroom Detached Family House In Prime Position In Codsall, On A Popular Modern Development Of Luxury Homes. Designed Internally To Create A Beautiful & Well Presented Home!*

**32 Thelwell Drive, Codsall, Wolverhampton, WV8 1FD**

**Asking Price: £380,000**

**Tenure: Freehold**

**Council Tax: Band D – South Staffordshire**

**EPC Rating: B (84) No: 8991-7136-6210-2593-0996**

**Total Floor Area: 917sq feet (85.19sq metres) Approx.**

**No Upward Chain**

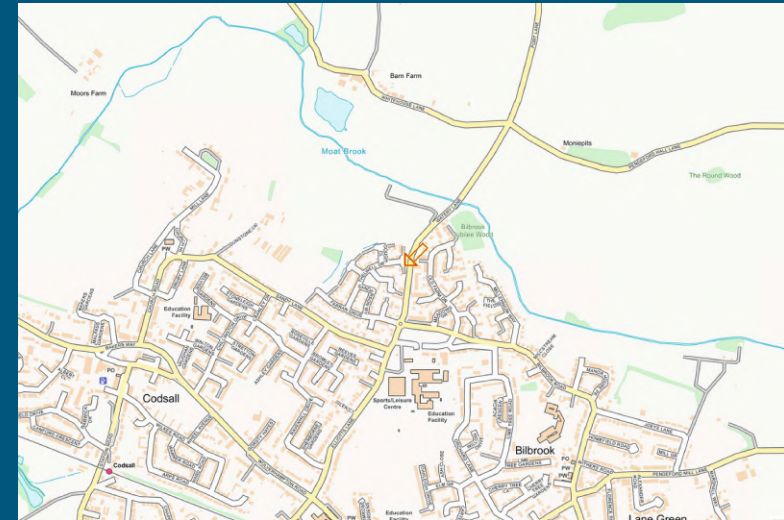
**Services: We are informed by the Vendors that all main services are installed**

Occupying a choice corner position and certainly one of the more secluded spots on this recently constructed development known as Wheatfield Manor consisting of luxury high quality builds, this impressive detached house has been built to a well-planned design utilising the maximum space and creating a first class family home.

Constructed in 2017 by Taylor Wimpey Homes, this delightful property includes many distinctive and charming features throughout including trendy & simplistic decor, modern bathrooms, charming living room and a stunning contemporary open plan kitchen with family/ dining area having a range of built in appliances.

With internal inspection highly recommended, the beautifully presented interior includes entrance hall with built in cloaks cupboard & staircase to first floor, fitted cloakroom, living room and a full length open plan kitchen with family & dining area. On the first floor, the landing leads to three good bedrooms with master having a modern ensuite shower room and the family bathroom is also fitted with a smart white suite. At the side of the property is a driveway providing off road parking for and leads to the linked detached garage. As the property occupies a corner plot, the south-east facing rear garden is of a good size, landscaped to create convenient maintenance and an excellent useable outdoor space.

Located on the northern border of Codsall and convenient for the majority of amenities including walking distance of Codsall High School, Thelwell Drive is also within easy reach of Codsall railway station for direct services to Birmingham New Street Wolverhampton, Telford and Shrewsbury. There are also good road connections to Wolverhampton, Telford and Birmingham, while access to the M54 is less than five miles away for links to the M6 and M5. Ideal for purchasers requiring a comfortable family home, ready to just move into, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**Entrance Hall:** Composite front door, radiator, recessed ceiling spot lights, laminate flooring, built in cloaks cupboard and C-Shaped staircase to first floor.

**Fitted Cloakroom:** Fitted with a white suite comprising low level WC, sink unit, radiator, part tiled walls, recessed ceiling spot lights, laminate flooring and extractor fan.

**Living Room: 16'9" (5.10m) x 9'11" (3.02m)**

Radiator, double glazed window to front with plantation style shutters and double glazed French doors to rear garden.

**Open Plan Dining Kitchen: 16'9" (5.10m) x 9'11" (3.02m)**

Fitted with a matching suite of light grey units with LED plinth lighting, a range of base cupboards & drawers with granite effect laminate worktops, suspended wall cupboards with under lighting, concealed wall mounted gas fired central heating boiler, built in appliances include fridge, freezer, dishwasher, electric double oven & 4-ring electric hob with stainless steel extractor hood over, plumbing for washing machine, radiator, recessed ceiling spot lights, laminate flooring and double glazed window to rear and matching front window with plantation style shutter.

**First Floor Landing:** Loft hatch.

**Bedroom One: 12'5" (3.78m) x 10'1" (3.08m)**

Radiator and double glazed window to front.

**Ensuite:** Fitted with a modern white suite comprising double shower cubicle with power shower, low level WC, pedestal wash hand basin, chrome heated towel rail, parti tiled walls, extractor fan, slate style ceramic tiled floor and double glazed opaque window to rear.

**Bedroom Two: 9'11" (3.02m) x 9'5" (2.86m)**

Radiator and double glazed window to front.

**Bedroom Three: 9'11" (3.02m) x 7'1" (2.15m)**

Radiator and double glazed window to rear.

**Bathroom:** Fitted with a modern white suite comprising panelled bath with shower unit & screen, low level WC, pedestal wash hand basin, radiator, part tiled walls, recessed ceiling spot lights, extractor fan, tiled flooring and double glazed opaque window to front.

**Garage: 18'4" (5.60m) x 10'5" (3.19m)**

Up & Over garage door, power, lighting, loft storage space and composite double glazed door to rear garden.

**South-East Facing Rear Garden:** Neatly landscaped to provide a pleasant setting and comprising full width paved terrace with sandstone style slabs, centre shaped lawn, matching side path leading to further patio at rear, gravelled borders, surrounding walls with exterior lighting, outside tap and side fence with gate to driveway.

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.





























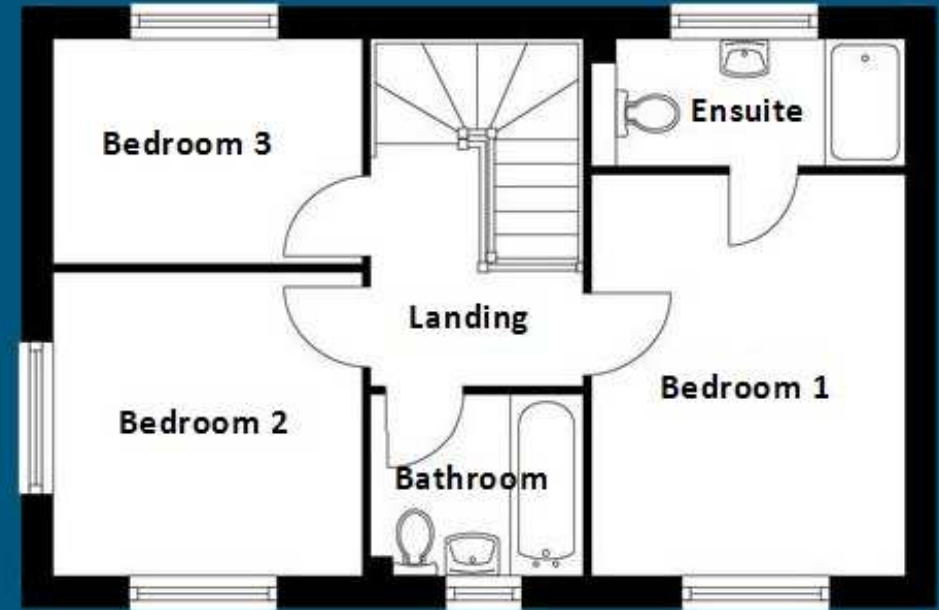




## Ground Floor



## First Floor



**Total Floor Area: 917sq feet  
(85.19sq metres) Approx.**



**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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