



Lanterns, Histon Hill

THOMAS HARVEY  
ESTATE AGENTS

*An Individually Designed Five Bedroom Two Bathroom Detached Family House In One Of Codsall's Most Exclusive Addresses & Offering Both Bedroom & Bathroom Accommodation On Both Floors!*

**Lanterns, Histsons Hill, Codsall, Wolverhampton, WV8 2EY**

**Asking Price: £625,000**

**Tenure: Freehold**

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

**EPC Rating: D (66) No: 0700-5250-0322-6242-3253**

**Total Floor Area: 2181.0sq feet (202.6sq metres) Approx.**

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

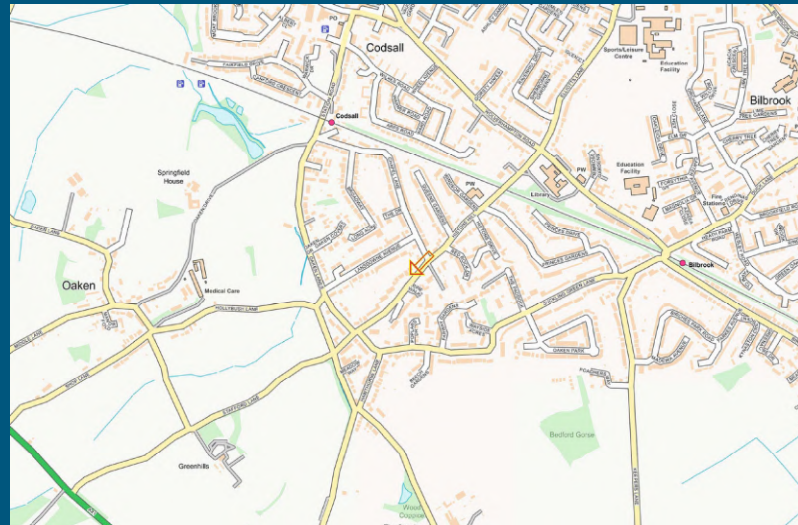
Situated in one of the most sought after locations in Codsall, occupying a prominent position & set back from the road, this individually designed detached house is one of the finest example of its type currently listed onto the market, having been well maintained by the present owners to create a most impressive and striking family home!

Viewing of the interior is essential to appreciate the deceptive living accommodation which has been designed to utilise the maximum space, with a number of quality features throughout. Having the benefit of bedroom & bathroom accommodation on both floors, Histsons Hill also includes a large breakfast kitchen with an extensive suite of traditional matching units and a 27<sup>ft</sup> open plan living room with dining area, perfect for entertaining guest & large families.

The versatile and extensive accommodation which measures at approx. 2,181sq feet includes reception porch with guest cloakroom, open plan living room with dining area and breakfast kitchen with separate utility adjacent. At the rear of the property, an inner hall leads to three double bedrooms and a family shower room. From the living room, a cast iron spiral staircase leads to the first floor where the mezzanine style landing leads to the large master bedroom and well-appointed ensuite bathroom. There is also a further bedroom which could be used for a multitude of purposes i.e. home office/ dressing room etc. At the front of the house is a driveway providing ample off road parking and leads to the double garage. The enclosed rear garden is fully stocked creating a pleasant setting whilst maintaining the maximum privacy.

Within easy distance of Codsall Village & Train Station in addition to Bilbrook Station (both less than 0.5miles away) and therefore convenient for the majority of amenities including excellent schools & shops, Tettenhall, Perton & Bilbrook facilities are also close by. In addition to this, Histsons Hill is also only minutes away from the M54 motorway making it an ideal location for commuting to principal towns & cities.

Having the benefit of double glazing and recently refitted gas central heating boiler, internal inspection is strongly recommended to appreciate this unique opportunity to purchase a spacious and exclusive family house!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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**Entrance Hall:** Hardwood opaque double glazed door with matching full height window, radiator, display Niches with LED lighting, coved ceiling and tiled flooring. **Fitted Cloakroom:** High level WC, pedestal wash hand basin, radiator, tiled walls with matching flooring and hardwood opaque double glazed window to front.

**Living Room with Dining Area: 26'2" (7.97m) x 16'2" (4.94m)**

Feature full height brick fireplace with tiled hearth & wood burner stove, three radiators, vaulted ceiling with wood panelling & recessed ceiling spotlights, wall light points, coved ceiling, cast iron spiral staircase to first floor, hardwood opaque picture windows to side and two double glazed hardwood picture windows to front.

**Breakfast Kitchen: 19'9" (6.01m) x 11'1" (3.37m)**

Fitted with a traditional suite of matching units comprising an extensive range of base cupboards, drawers & suspended wall cupboards, tiled worktops including breakfast bar, 1½ drainer sink unit, recess & gas point for Range style cooker, built in dishwasher, radiator, vaulted ceiling with recessed ceiling spotlights, tiled flooring, hard wood double glazed windows to side and open archway to utility.

**Utility: 10'10" (3.29m) x 9ft (2.75m)**

Built in base cupboards with matching worktop, single drainer sink unit, plumbing & recess for both washing machine & dryer, radiator, built in airing cupboard housing Worcester gas fired central heating boiler, tiled walls with matching flooring and hardwood double glazed window to side exterior with matching door.

**Rear Inner Hall:** Radiator, wall light points, coved ceiling and tiled flooring.

**Bedroom Two: 12'4" (3.75m) x 11'10" (3.60m)**

Built in furniture including wardrobes, drawers & dressing table, radiator, coved ceiling and hardwood double glazed windows to side & rear.

**Bedroom Three: 12'8" (3.85m) x 8'10" (2.70m)**

Built in furniture including wardrobes, drawers & dressing table, radiator, laminate flooring and hardwood double glazed window to side.

**Bedroom Four: 10'4" (3.16m) x 9'9" (2.97m)**

Built in wardrobes, radiator, coved ceiling, wall light points, laminate flooring and hardwood double glazed windows to rear.

**Shower Room: 7'2" (2.18m) x 5'7" (1.70m)**

Fitted with a white suite comprising walk in shower, low level WC, pedestal wash hand basin, period style radiator with chrome heated towel rail, tiled walls, recessed ceiling spotlights, ceramic tiled flooring and hardwood opaque double glazed window to rear.

**First Floor Landing: 17'3" (5.25m) x 14'11" (1.50m)**

Radiator, coved ceiling and hardwood windows to front & side.

**Bedroom One: 17'3" (5.26m) x 14'5" (4.40m)**

Fitted with an extensive suite of matching furniture including wardrobes, overhead stores, bedside table & dressing table, two radiators, coved ceiling and two hardwood double glazed windows to rear.

**Ensuite: 10'9" (3.27m) x 10'6" (3.20m)**

Fitted with a bespoke suite comprising corner spa bath, separate shower enclosure, vanity unit with wall mounted mirror & lighting over, low level WC, chrome heated towel rail, recessed ceiling spotlights, tiled walls with matching flooring and hardwood opaque glazed windows to rear & side.

**Bedroom Five/ Dressing Room/ Home Office: 11'7" (3.52m) x 6'9" (2.07m)**

Built in cupboard / wardrobe, radiator, coved ceiling, loft hatch, recessed ceiling spotlights and hardwood double glazed window to front.

**Rear Garden:** The enclosed rear garden includes a paved patio overlooking the shaped centre lawn, flowering borders with a variety of shrubs and trees, surrounding fencing & hedging with side courtyard and gated entry to front driveway.

**Double Garage: 16'7" (5.05m) x 15'4" (4.68m)**

Folding side opening garage doors, power, lighting and hardwood opaque glazed door to rear.

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.

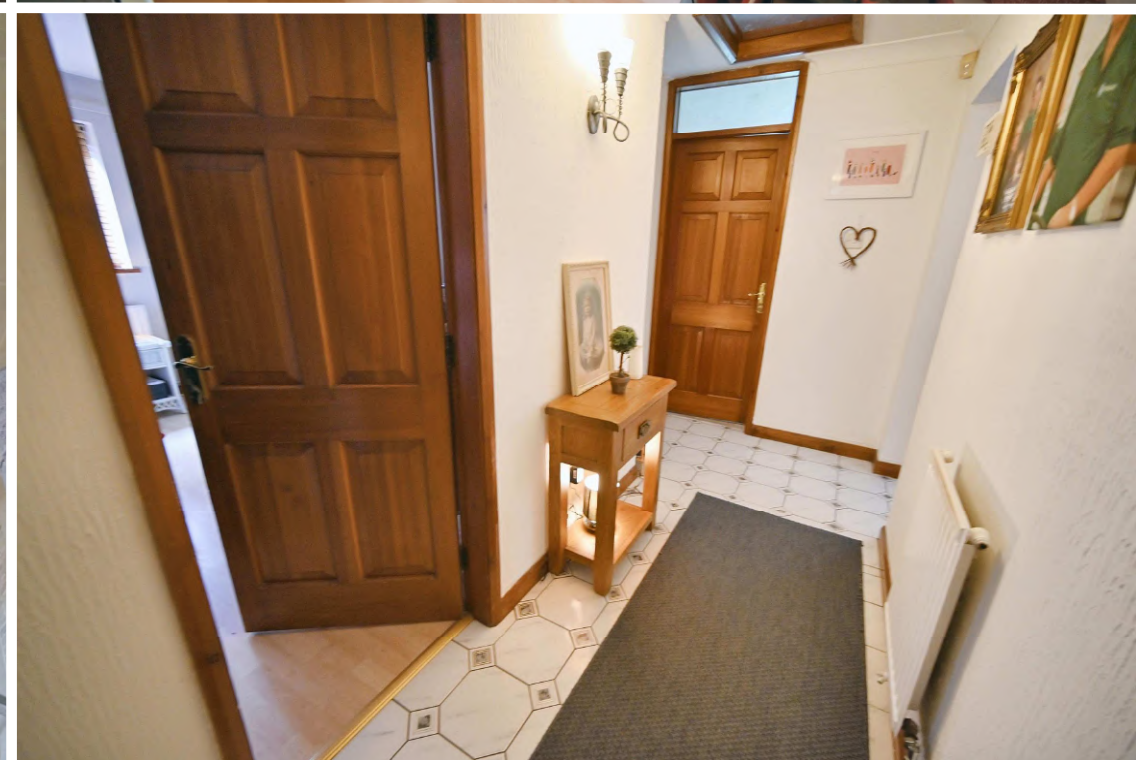
















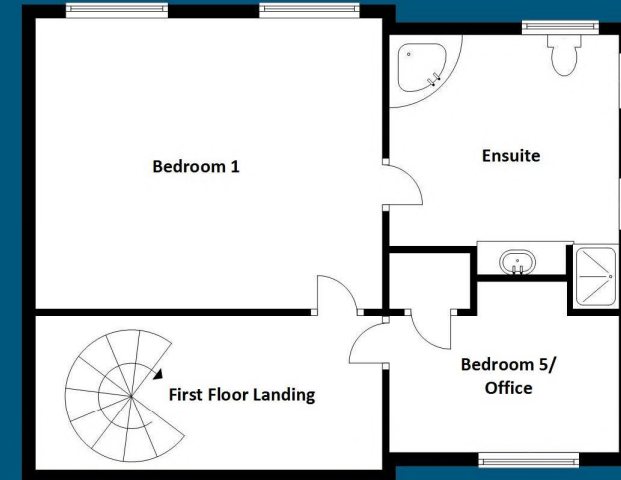
## Ground Floor

Approx.: 1604.2sq feet  
(149.0sq metres)



## First Floor

Approx.: 576.8sq feet  
(53.6sq metres)



**Total Floor Area: 2181.0sq feet  
(202.6sq 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.

### MISDESCRIPTORS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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