



120 Codsall Road, Tettenhall



*A Most Deceptive & Individually Designed Four Bedroom Detached Family House. Occupying A Prominent Position On The Codsall Road. Screened & Set Well Back From The Road & In Need Of Full Renovation!*

**120 Codsall Road, Tettenhall, Wolverhampton, WV6 9QJ**  
**Asking Price: £475,000**

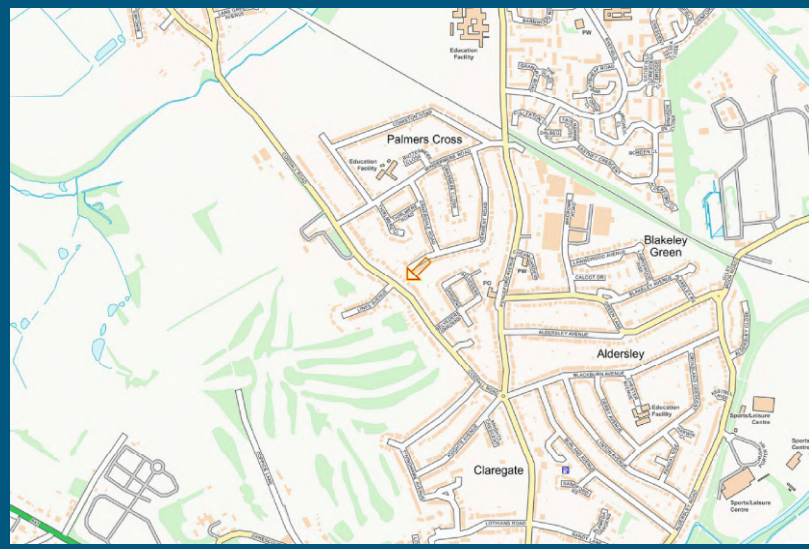
**Tenure: Freehold**  
**Council Tax: Band F – Wolverhampton**  
**EPC Rating: F (34) No: 0300-2179-7470-2795-5731**  
**Total Floor Area: 1616.6sq feet (150.2sq metres) Approx.**  
**No Upward Chain**  
**Services: We are informed by the Vendors that all main services are installed**

Situated in one of the most sought after locations in Wolverhampton, positioned on the boundary of Tettenhall & Codsall, this individually designed detached house offers tremendous potential to extend & reconfigure the accommodation to buyers own requirements.

Although already offering ample accommodation, 120 Codsall Road is in need of full refurbishment and viewing will reveal just what an excellent opportunity this double fronted dwelling has to offer for purchasers requiring a home to customise to personal specification. At approx. 1616.6sq feet, the accommodation proposes a number of distinctive & traditional features retaining the charm & appeal of a period property. The accommodation includes reception hall with plenty of storage and a wood panelled C-Shaped staircase to the first floor, front sitting/ dining room, separate 17ft lounge and the breakfast room leads to the kitchen. This rear space lends itself to be reconfigured to create an extended open plan dining kitchen with family area and to emphasis the outlook to the garden. On the first floor, the landing leads to the four bedrooms with two certainly of a very good size, traditional bathroom and separate WC. There are also two walk in storage cupboards which could be utilised to wardrobe space or cloakroom facilities. Set well back from the road and screened via large trees, the driveway provides off road parking for several cars and leads to the integrated garage and separate detached timber garage at side. An impressive feature of No 120 is the fully stocked & mature rear garden, and as the house sits in a plot of approx. 10,191sq feet/ 0.2acres, the garden is of a generous size and maintains the maximum privacy. There is also the use of a detached stores room at rear with vegetable plot.

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 having the benefit of Bilbrook train station only minutes away. Codsall Road is also only three miles from the M54 motorway and therefore ideal for commuting to principal towns.

Offered with no upward chain, internal inspection is highly recommended to appreciate this unique opportunity.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		



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**Reception Hall:** PVC double glazed leaded front door, radiator, parquet style wood flooring and L-Shaped panelled staircase to first floor with built in cupboard below. **Walk in Stores:** Shelving and double glazed opaque window to front.

**Sitting/ Dining Room: 12ft (3.66m) x 13ft (3.97m)**

Marble fireplace & hearth with gas fire, two radiators, coved ceiling, wood stripped flooring, double glazed leaded window to side and matching bay window to front.

**Lounge: 17'4" (5.29m) x 13ft (3.97m)**

Open stone fireplace with tiled hearth, radiator, double glazed window to side and matching full height bay window with double doors to rear.

**Breakfast Room: 10'4" (3.14m) x 9'6" (2.90m)**

Radiator, gas fired central heating boiler, tiled flooring and double glazed double doors to rear garden.

**Kitchen: 15'3" (4.65m) x 8ft (2.43m)**

Fitted with a traditional suite of units comprising stainless steel drainer sink unit, a range of cupboards & drawers, suspended wall cupboards, radiator, plumbing for washing machine, tiled flooring and double glazed windows to rear & side.

**First Floor Galleried Landing:** Radiator, large built in storage cupboard into eaves, loft hatch, lift and double glazed leaded opaque window to front. **Walk in Airing Cupboard:** Radiator, shelving, hot water tank and double glazed opaque window to rear.

**Bedroom One: 13ft (3.97m) x 12'6" (3.80m)**

Radiator and double glazed windows to rear & side.

**Bedroom Two: 13ft (3.97m) x 12ft (3.76m)**

Radiator, double glazed leaded window to side with matching bay window to front.

**Bedroom Three: 9'11" (3.03m) x 8'4" (2.54m)**

Radiator and double glazed leaded window to front.

**Bedroom Four: 9'4" (2.85m) x 7'1" (2.16m)**

Radiator, built in desk and double glazed window to rear.

**Bathroom: 8ft (2.43m) x 6'1" (1.85m)**

Fitted with a traditional white suite comprising tiled bath with shower unit over, pedestal wash hand basin, bidet, low level WC, radiator, part tiled walls, laminate effect vinyl flooring and double glazed opaque window to rear. **Separate WC:** Low level WC, pedestal wash hand basin, radiator, extractor fan, laminate style flooring and double glazed opaque window to side.

**Integrated Garage: (3.79m) x (2.53m)**

'Up & Over' garage door, power, lighting and aluminium side door.

**Rear Garden:** A fully stocked & mature rear garden providing the upmost privacy with patio, approx. 100ft shaped lawns, a vast variety of shrubs & trees, greenhouse, rear garden stores, surrounding fencing & hedging, gated side entrance and **Timber Detached Garage at side.**

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.





















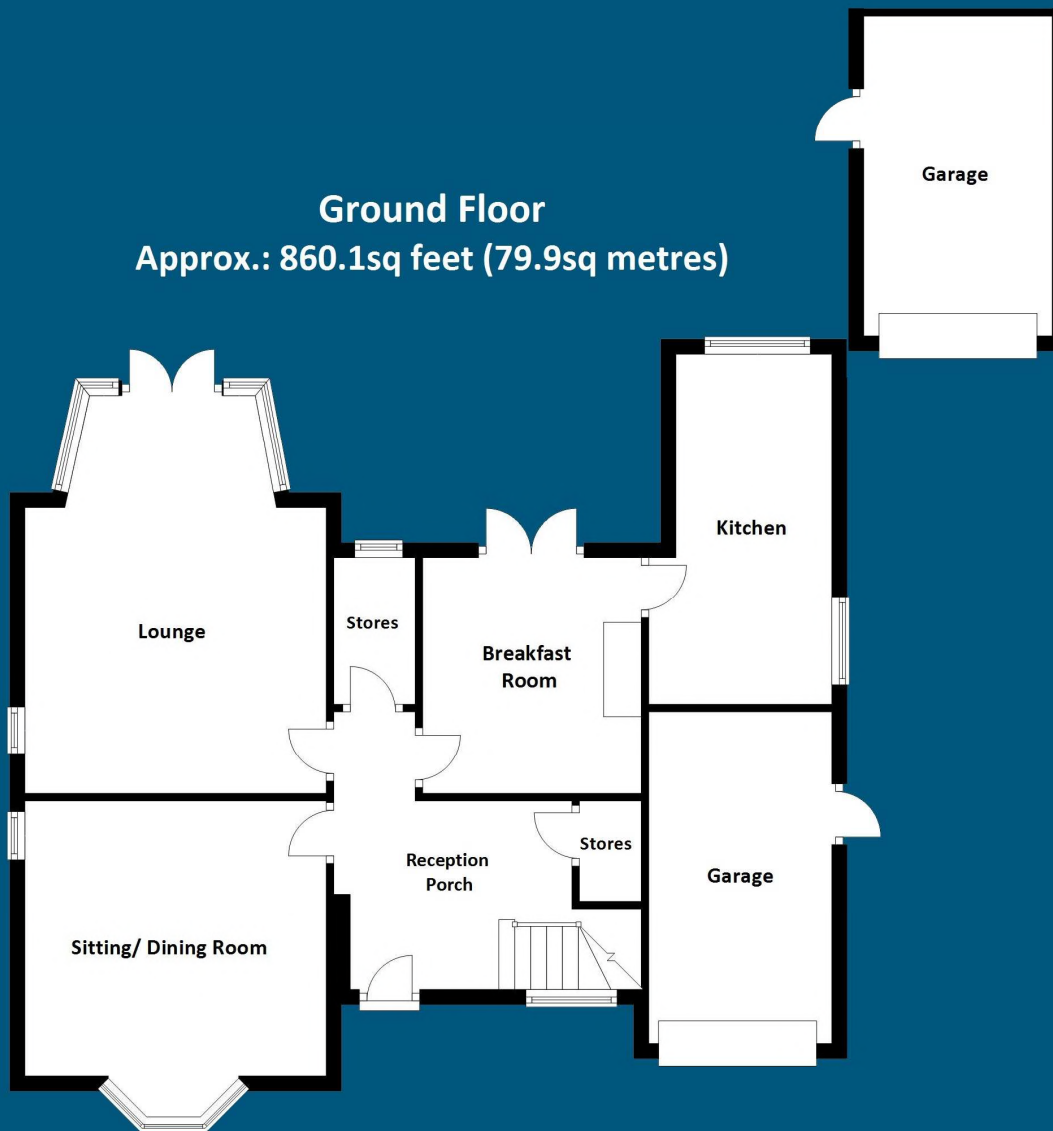








**Ground Floor**  
Approx.: 860.1sq feet (79.9sq metres)



**First Floor**  
Approx.: 756.5sq feet (70.3sq metres)



**Total Floor Area: 1616sq feet (150.2sq 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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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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