



*4 The Wheel Court, Codsall*



A Stunning & Individually Designed Four Bedroom Two Bathroom Detached House On A Modern Development In Codsall. An Excellent Example Of A Family Home!

4 The Wheel Court, Codsall, Wolverhampton, WV8 1SR

Asking Price: £495,000

Tenure: Freehold

Council Tax: Band E – South Staffordshire

EPC Rating: C (71) No: 9583-3051-4206-1705-9200

Total Floor Area: 1,587.8sq feet (147.5sq metres) Approx.

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

Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

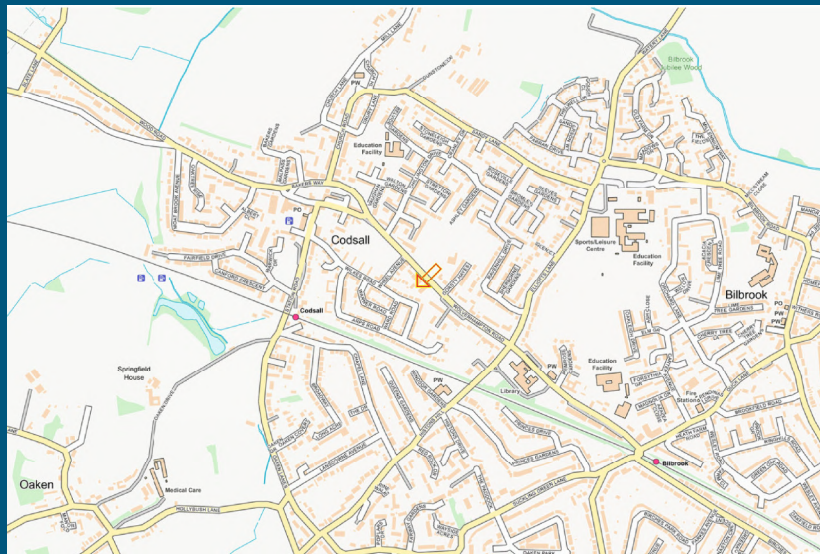
Mobile: Ofcom checker shows three of four main providers have likely coverage indoor and all four have likely coverage outdoor.

Situated in a popular residential area, in the heart of Codsall with the added benefit of being adjacent to The Wheel Recreation Park and therefore within walking distance to the facilities in the village, this modern distinctive detached property has been extensively restyled by the present owners to create a most impressive contemporary interior incorporating many luxury fittings throughout and creating a first class family home!

With internal inspection highly recommended to appreciate the thought and design gone into creating such a wonderful home, with no expense spared, a number of the stunning features include trendy décor throughout, quality carpets & flooring, luxury suites in both the family bathroom & master ensuite, HIVE central heating system and a superb full width 25ft open plan dining kitchen with family area.

Constructed to a well-planned design and built just over twenty years ago, the tastefully appointed interior at a generous floor area of approx. 1,587.8sq feet includes reception hall with guest WC & built in storage, 18ft living room and a full width open plan dining kitchen with an extensive range of built in units & appliances. This excellent living space is perfect for entertaining large families or guests and has the versatility of being used as separate reception rooms, if required. The ground floor also includes a useful utility room and access to the side exterior. From the entrance hall, a staircase leads to the first floor landing having four bedrooms, master ensuite shower rooms and a well-appointed family bathroom. The rear garden is enclosed and has been landscaped to provide a pleasant setting. At the front of the house is a tarmac driveway providing off road parking and adjacent to the detached double garage.

Extremely convenient for the majority of amenities including walking distance of excellent local schools (in both sectors) two train stations and a wide range of shops, pubs & restaurants at both Codsall Village & Bilbrook Shopping Parade. 4 The Wheel Court is also minutes away from the M54 motorway making it an ideal location for commuting to principal towns & cities. Ideal for buyers requiring a delightfully presented property, ready to just move into. The accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THOMAS HARVEY  
ESTATE AGENTS

T: 01902 758111

E: [properties@thomasharvey.co.uk](mailto:properties@thomasharvey.co.uk)

W: [www.thomasharvey.co.uk](http://www.thomasharvey.co.uk)

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS

**Entrance Hall:** Composite double glazed double doors, built in cloaks cupboard, radiator, coved ceiling, LVT flooring and staircase to first floor. **Guest Cloakroom:** Fitted with a white suite comprising low level WC, corner vanity unit, radiator, extractor fan, slate style tiled flooring and double glazed leaded opaque circular window to front.

**Living Room: 17'2" (5.22m) x 11'10" (3.60m)**

Marble fireplace with gas coal fire, radiator, coved ceiling, double glazed leaded window to front and internal double doors to:

**Breakfast Kitchen: 25ft (7.63m) x 12ft (3.65m)**

Fitted with a matching suite of cream matte units comprising a range of base cupboards, drawers & suspended wall cupboards, stone effect laminate worktops with stainless steel 1½ drainer sink unit with mixer tap, built in appliances include 4-ring Neff induction hob with extractor hood, double oven with combination grill/ oven above, integral fridge, freezer & dishwasher, radiator, recessed ceiling spotlights, under stairs built in storage cupboard, LVT flooring and double glazed windows to rear with matching patio doors.

**Utility: 4'9" (1.51m) x 2'5" (0.76m)**

Full width work top with stainless steel single drainer sink unit, built in base cupboard, plumbing & recess for both washing machine & tumble drier, wall mounted Valliant gas fired central heating boiler, radiator, extractor fan, LVT flooring and UPVC double glazed door to side.

**First Floor Landing:** Radiator, built in airing cupboard and loft hatch with pull down ladder.

**Bedroom One: 11'11" (3.64m) x 11'10" (3.60m)**

Radiator, built in twin double wardrobes, air conditioning unit and double glazed leaded window to front. **Ensuite Shower Room: 8'4" (2.53m) x 3'4" (1.02m)**

Fitted with a smart white suite comprising shower enclosure with overhead shower & handheld spray, vanity unit, low level WC, part tiled walls, wall mounted LED mirror, chrome heated towel rail, extractor fan, tiled flooring and double glazed opaque window to side.

**Bedroom Two: 12'2" (3.70m) x 9'1" (2.76m)**

Radiator, built in twin double wardrobes and double glazed leaded window to front.

**Bedroom Three: 11'2" (3.41m) x 9'6" (2.90m)**

Radiator and double glazed window to rear.

**Bedroom Four: 8'10" (2.70m) x 7'10" (2.40m)**

Radiator and double glazed window to rear.

**Bathroom: 7'10" (2.38m) x 6'1" (1.86m)**

Fitted with a luxury white suite comprising P-Shaped panelled bath with chrome overhead rainfall shower, handheld spray & separate bath tap, vanity unit with LED Bluetooth wall mounted mirror over, low level WC, chrome heated towel rail, part tiled walls, recessed ceiling spotlights, extractor fan, laminate effect vinyl flooring and double glazed opaque window to rear.

**Rear Garden:** Enjoying a south-east facing aspect and landscaped to provide excellent useable outdoor space yet convenient maintenance, the garden includes full width paved patio overlooking shaped lawn, further paved & gravelled terrace at rear, flowering borders with a variety of shrubs & trees, exterior water & lighting and surrounding fencing. At the side of the house is an enclosed courtyard with gated access to the front driveway and leading to the **Detached Double Width Garage: 17'3" (5.25m) x 17'5" (5.31m)** Remote controlled electric powered 'Up & Over' garage door, storage into eaves, power, lighting and double glazed window to side with matching opaque hardwood door. There is also the use of an external mounted 7.4kW EV charging unit.











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.























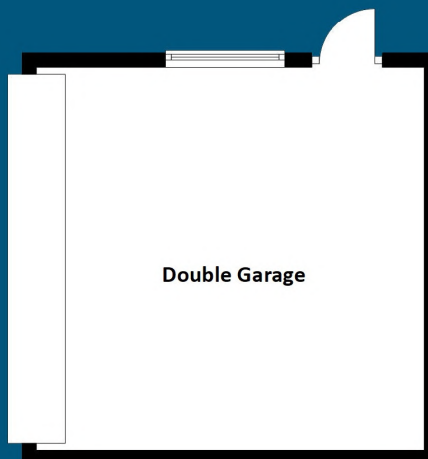






**Total Floor Area: 1587.8sq metres  
(147.5sq feet) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



DESCRIPTION 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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