



32 Sherborne Gardens, Codsall

*A Deceptive & Recently Restyled Three Bedroom Detached Family House
In A Small Select Cul De Sac In A Favoured Location Of Codsall!*

32 Sherborne Gardens, Codsall, Wolverhampton, WV8 1BN

Asking Price: £330,000

Tenure: Freehold

Council Tax: Band d – South Staffordshire

EPC Rating: D (60) No: 2890-6029-6284-0197-6121

Total Floor Area: 973.5sq feet (90.4sq metres) Approx.

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

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

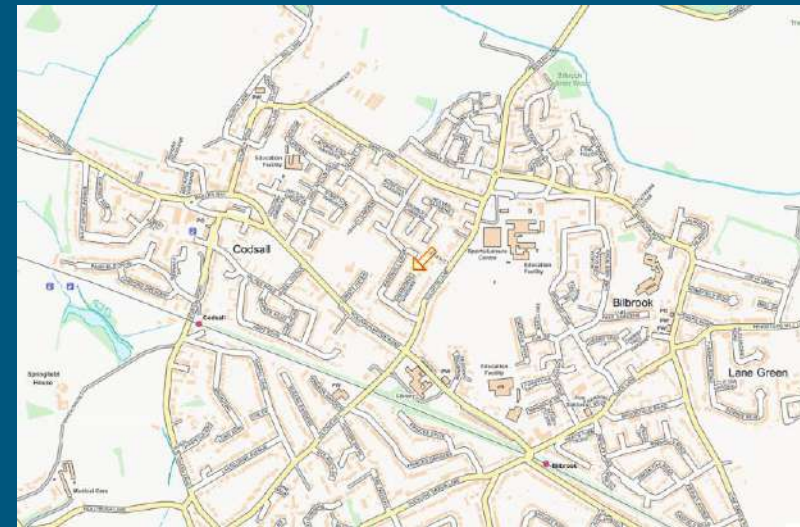
Mobile: Ofcom checker shows two of four main providers have good coverage indoor and all four have good coverage outdoor.

Occupying an end corner position in this favoured cul-de-sac of Codsall, just off Ravenhill Drive and therefore convenient for the majority of amenities, this modern detached property has been refurbished by the present owners to create a high standard of living accommodation with a host of charming and attractive features throughout.

Deceptive externally, viewing of the interior is essential to appreciate the surprisingly spacious living accommodation which is stylishly appointed throughout incorporating many features including new carpets & flooring, trendy décor throughout, a number of doors & windows, white family bathroom and a luxury full width open plan dining kitchen.

Tastefully appointed throughout the contemporary interior incorporates reception porch to entrance hall with staircase to first floor, front living room and the open plan breakfast kitchen is a superb space for entertaining guests & large families. There is also the benefit of a downstairs guest cloakroom adjacent. On the first floor there are three bedrooms and refitted white family bathroom. At the front of the house is a driveway providing off road parking and the use of a detached garage. The enclosed rear garden is of a good size and provides the maximum privacy with mature surrounding hedging.

Within easy distance of both Birches Bridge shopping parade & Codsall centre with the amenities therein, Sherborne Gardens is also near to Railway stations and therefore perfect for commuting to principle towns. Ideal for buyers requiring a quality family house ready to just move into, the gas centrally heated & double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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Porch: PVC double glazed door with matching leaded side windows and laminate effect vinyl flooring.
Entrance Hall: Internal hardwood door, radiator, coved ceiling, laminate flooring and stairs to first floor.

Living Room: 15ft (4.57m) x 11'9" (3.58m)

Period style cast iron fireplace display with wood surround & oak hearth, radiator, wall light points, coved ceiling, laminate flooring and double glazed leaded bow window to front. Internal double doors lead to:

Open Plan Dining Kitchen: 15'2" (4.92m) x 11'11" (3.63m)

Fitted with a smart matching suite of contemporary shaker style suite comprising a range of base cupboards, drawers & suspended wall cupboards, laminate worktops, white single drainer sink unit with pull out chrome mixer tap, built in appliances include SMEG oven, 4-ring gas hob with extractor hood over, concealed wall mounted gas fired Ideal central heating boiler, plumbing for washing machine, radiator, recessed ceiling spot lights, wall light points, tiled flooring, opaque glazed side door, double glazed window to rear and matching double doors to garden. **Guest Cloakroom:** Fitted with a white suite comprising low level WC, sink unit, tiled flooring and double glazed opaque window to side.

First Floor Landing: Coved ceiling, loft hatch and double glazed opaque window to side.

Bedroom One: 15'2" (4.62m) x 9'8" (2.94m)

Built in cupboard/ wardrobe, radiator, laminate effect vinyl flooring and double glazed leaded windows to front.

Bedroom Two: 10'9" (3.28m) x 9'2" (2.78m)

Radiator, laminate effect vinyl flooring and double glazed window to rear.

Bedroom Three: 10'9" (3.28m) x 5'10" (1.79m)

Radiator, laminate effect vinyl flooring and double glazed window to rear.

Bathroom: 8'8" (2.67m max) x 6'2" (1.88m)

Fitted with a modern white suite comprising panelled bath with chrome overhead rainfall shower, separate spray & screen, low level WC, pedestal wash hand basin, chrome heated towel rail, PVC panelled walls, recessed ceiling spot lights, extractor fan, laminate effect vinyl flooring and double glazed opaque window to side.

Rear Garden: Enjoying a generous corner plot, the garden is enclosed and maintains the maximum privacy having a surrounding L-Shaped paved patio with dwarf wall, shaped lawn, a variety of shrubs & trees, surrounding hedging & fencing with gated side entry. **Garage: 17'11" (5.46m) x 12'6" (3.81m)** Up & Over garage door, power, lighting and side door.



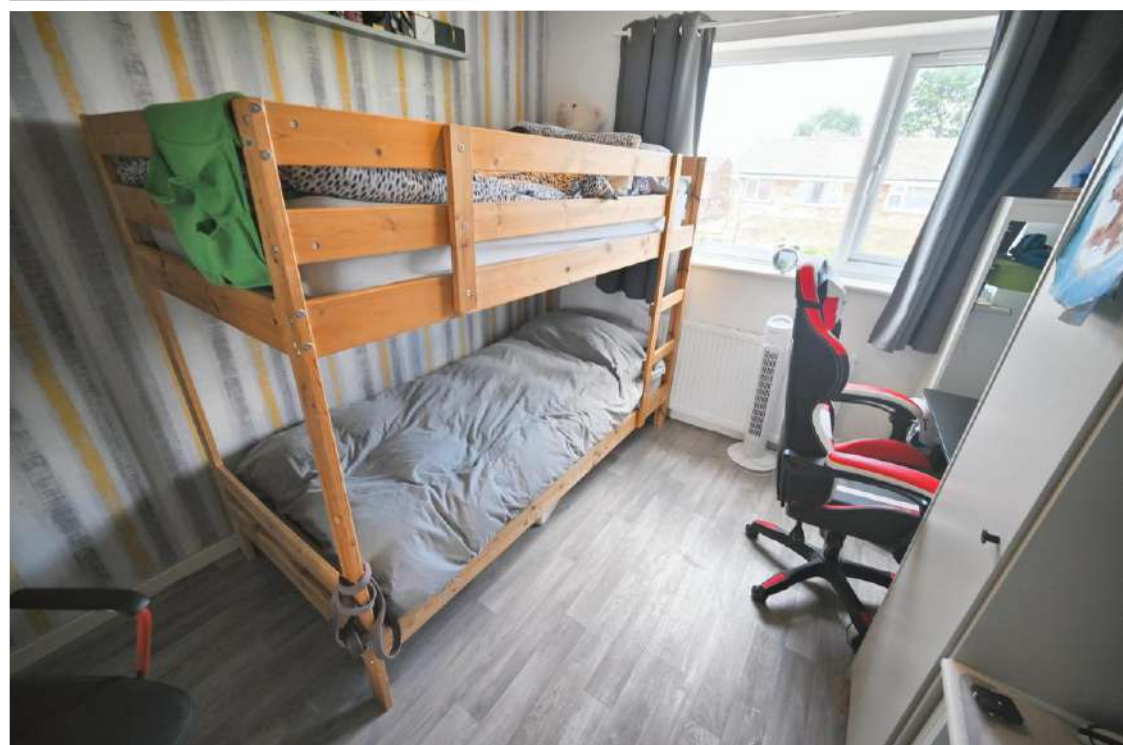




IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



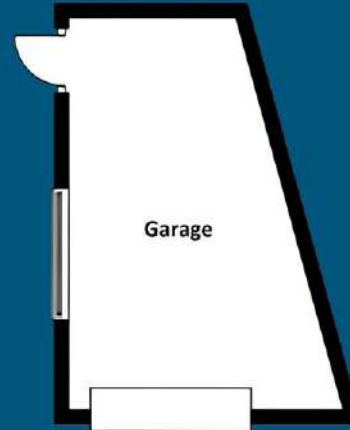
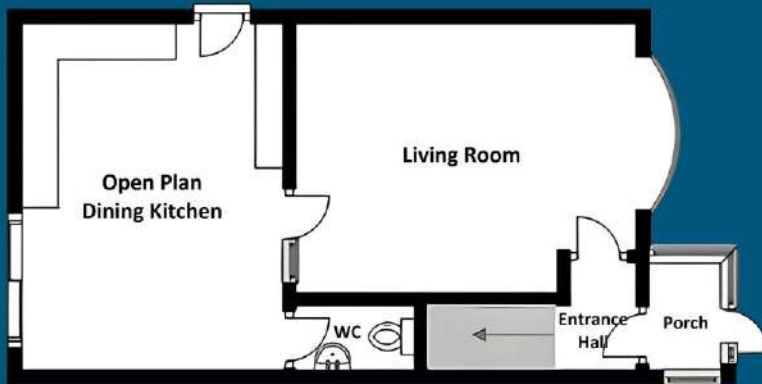






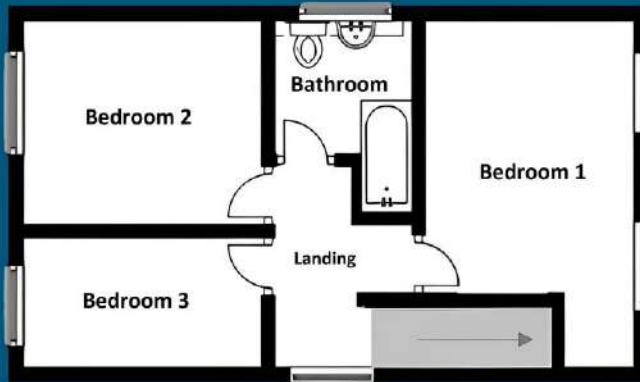
Ground Floor

560.1sq feet (52.0sq metres) Approx.



First Floor

Approx.: 413.1sq feet (38.4sq metres)



**Total Floor Area: 973.5sq feet
(90.4sq metres) 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



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.

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