



5 Gorsty Hayes, Codsall

A Charming Two Bedroom Semi-Detached Family House In Prime Position In Codsall, Designed Internally To Create A Beautiful & Well Presented Home, Having The Huge Advantage Of Being With Walking Distance Of Codsall High Street!

5 Gorsty Hayes, Codsall, Wolverhampton, WV8 1PY

Asking Price: £280,000

Tenure: Freehold

Council Tax: Band C – South Staffordshire

EPC Rating: C (72) No: 7908-9027-7223-7610-2274

Total Floor Area: 922.8 sq. feet (85.7 sq. metres) Approx.

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

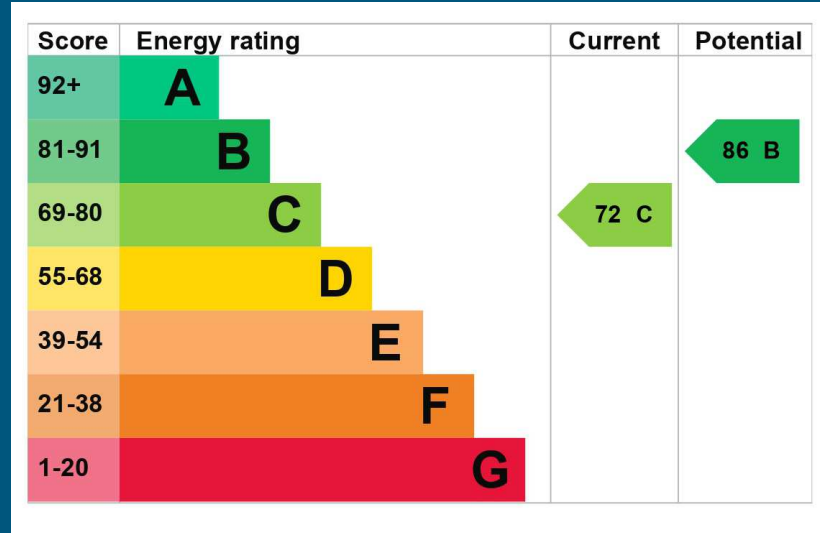
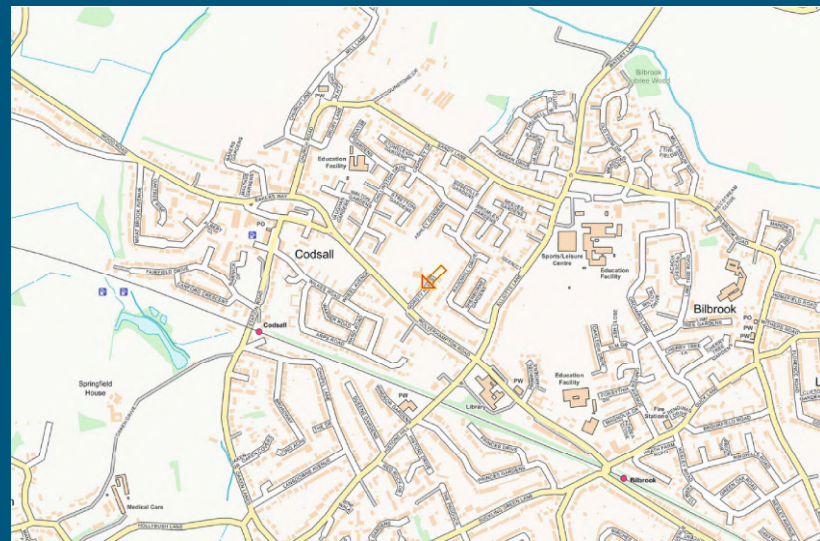
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

Mobile: Ofcom checker shows one of four main providers have good coverage indoor (three variable) and all four have good coverage outdoor.

Located in a favourite cul-de-sac just off the Wolverhampton Road and adjacent to Codsall Village Hall, this deceptive modern semi-detached house has been restyled by the present owners to create a most charming interior with a host of attractive & modern features throughout. Ideal for buyers requiring an attractive home, ready to just move into and designed to utilise the maximum space at a comfortable floor area of approx. 922.8sq feet, 5 Gorsty Hayes is undoubtedly a fantastic example of its type. This delightful property includes many distinctive and charming features throughout including trendy & simplistic decor, quality carpets & flooring, refitted luxury bathroom and an excellent open plan dining room & kitchen.

With internal inspection highly recommended, the beautifully presented interior includes entrance hall with a recently installed modern staircase having glass balustrades & oak handrails, a 16ft full width living room at rear with patio doors leading to the rear garden and at the front, the dining room has an open archway to the fitted kitchen with a matching suite of gloss units. This open space is perfect for entertaining guest & facilitating busy family life. On the first floor, the open landing which has a built in airing cupboard & loft hatch, leads to the two double bedrooms and the family bathroom has been refitted with a smart white suite. At the front of the property is a shaped driveway providing ample off road parking and leads to the garage at side. Although adjacent to Codsall Park & Fields, the enclosed rear garden maintains the maximum privacy having a fully stocked background and has been landscaped to offer superb outdoor space.

Extremely convenient for the majority of amenities including walking distance of excellent local schools (in both sectors), parks & playgrounds, a wide range of shops and favourite pubs & restaurants at both Codsall Village & Bilbrook Shopping Parade. Gorsty Hayes is also within easy reach of Codsall & Bilbrook railway stations, 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. The gas centrally heated & double glazed accommodation further comprises:



T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

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

Entrance Hall: PVC double glazed door with matching side window, radiator, coved ceiling, laminate flooring and staircase with feature glass balustrade, matching oak handrails & stainless steel fittings.

Living Room: 10'10" (3.31m) x 15'7" (4.76m)

Black fireplace with wood style surround, radiator, coved ceiling, laminate flooring and double glazed French doors to rear.

Dining Room: 8'1" (2.49m) x 7'9" (2.42m)

Radiator, recessed ceiling spotlights, laminate flooring and double glazed leaded window to front. An open archway leads to: **Kitchen: 8'5" (2.56m) x 15'7" (4.76m)** Fitted with a matching suite of cream gloss units comprising a range of base cupboards, drawers & suspended wall cupboards, matching laminate worktops with tiled splashbacks, white ceramic sink unit with mixer tap, built in electric oven, 4-ring gas hob with stainless steel extractor hood over, plumbing for washing machine, recessed ceiling spotlights, laminate flooring and double glazed leaded window to front.

First Floor Landing: Loft hatch and built in airing cupboard with wall mounted gas fired Ideal central heating boiler.

Bedroom One: 10'11" (3.32m) x 15'8" (4.78m)

Radiator and two double glazed leaded windows to rear.

Bedroom Two: 10'11" (3.32m) x 8'7" (2.62m)

Radiator, open wardrobe recess with railings and double glazed leaded window to front.

Bathroom: 7'8" (2.34m max) x 6'9" (2.06m)

Refitted with a smart white suite comprising P-Shaped panelled bath with overhead rainfall shower, hand held spray & side screen, low level WC, vanity unit, chrome heated towel rail, recessed ceiling spotlights, tiled effect cushioned flooring and double glazed leaded opaque window to front.

Garage: 16'6" (5.03m) x 8'5" (2.55m)

'Up & Over' garage door, power, lighting and glazed window to rear with matching side door.

Rear Garden: Enjoying a west facing aspect and maintaining the maximum privacy, the garden includes full width paved patio, shaped centre lawn, flowering borders with a variety of shrubs & trees and surrounding fencing.







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.





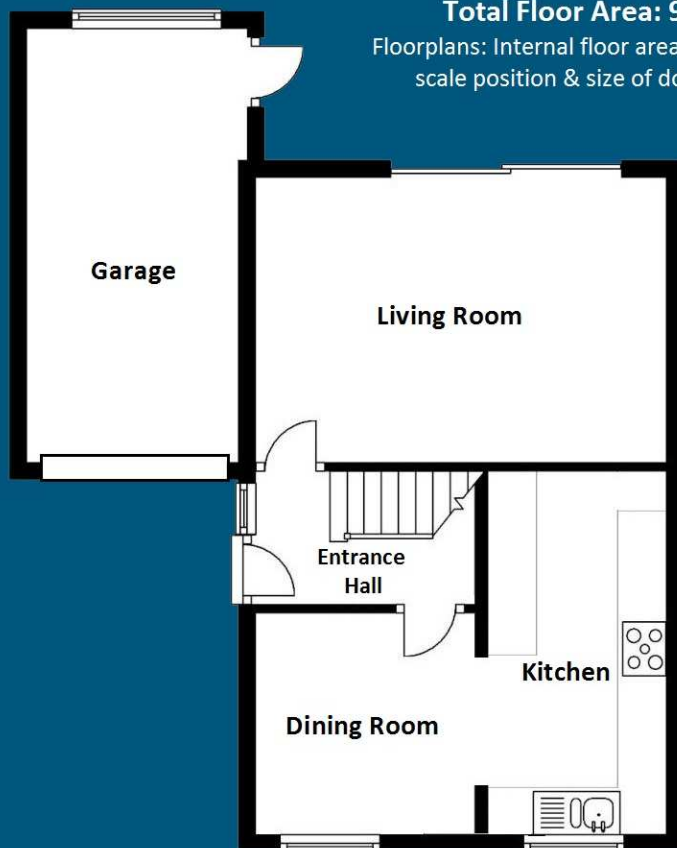




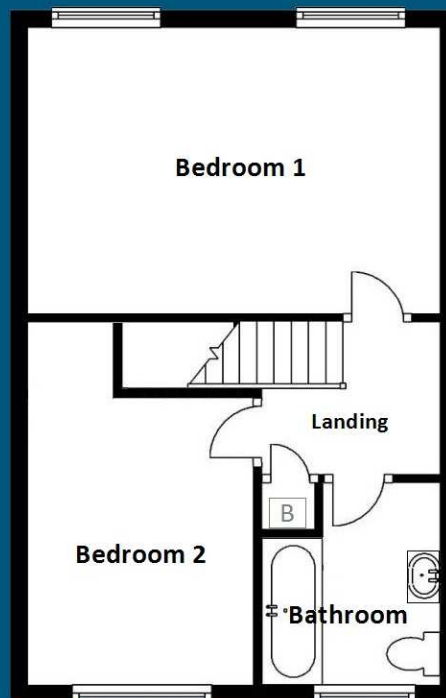
5 Gorsty Hayes, Codsall

Total Floor Area: 922.8sq feet (85.7sq 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



Ground Floor
Approx.: 531.2sq feet
(49.4sq metres)



First Floor
Approx.: 391.4sq feet
(36.4sq metres)



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.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.