



13 Bromley Gardens, Codsall

THOMAS HARVEY
ESTATE AGENTS

A Modern & Attractive Three Bedroom Two Bathroom Detached Family House In A Select Cul De Sac, In A Favoured Codsall Location

13 Bromley Gardens, Codsall, Wolverhampton, WV8 1BE

Asking Price: £325,000

Tenure: Freehold

Council Tax: Band D – South Staffordshire

EPC Rating: D (63) No: 7332-3629-9100-0443-2296

Total Floor Area: 980sq feet (91.0sq meters)

No Upward Chain

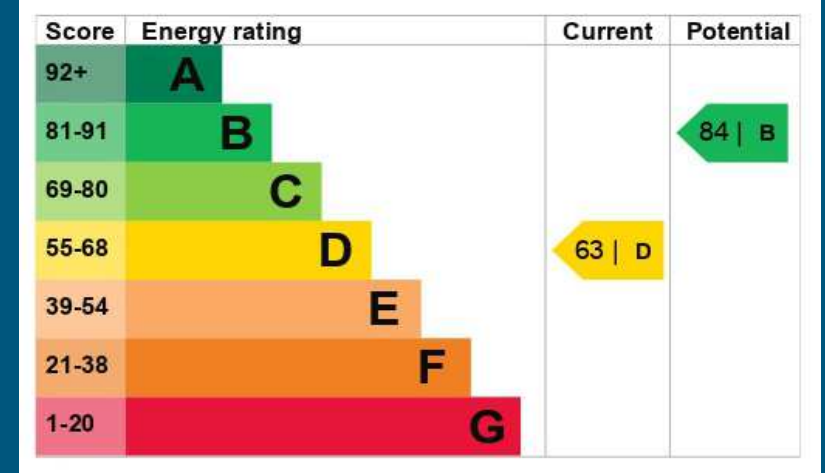
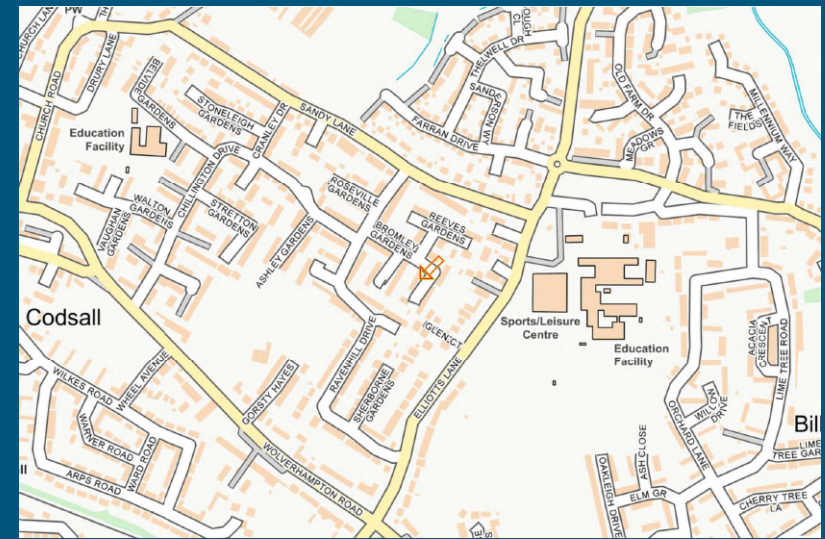
Services: We are informed by the Vendors that all main services are installed

Occupying a choice cul de sac position in a popular residential area, convenient for the majority of amenities, this deceptive detached property has been extensively restyled to create an extremely high standard of living accommodation with a host of contemporary and attractive features throughout.

Having been well maintained in recent years, the tastefully appointed & modern interior incorporates reception hall with cloaks cupboard & staircase to first floor, fitted kitchen with a matching suite of units including integrated appliances and a charming rear living room with feature fireplace & double doors to rear garden. The garage has been converted to now provide a useful utility room, downstairs shower room and rear dining/ sitting room. On the first floor there are three bedrooms with the family bathroom featuring a modern white suite. The enclosed private rear garden provides a most pleasant outlook and at the front of the house is a double width driveway providing off road parking.

Within walking distance of both Bilbrook & Codsall centres with the wide range of facilities therein, the property is also within walking distance of Bilbrook train station, favoured schools in both sectors and is only minutes away from the M54 motorway making it an ideal location for commuting to principal towns & cities.

Offered with no upward chain and having the benefit of double glazing and central heating, viewing is strongly recommended to appreciate this excellent example of its type.



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: Composite double glazed front door with matching leaded side window, radiator, built in cloaks cupboard and staircase to first floor.

Living Room: 15'11" (4.86m) x 15'5" (4.71m)

Full height brick fire place with marble style hearth & gas coal fire, radiator, recessed ceiling spot lights, coved ceiling and double glazed picture window to rear with double doors.

Kitchen: 10ft (3.05m) x 8'8" (2.63m)

Fitted with a matching suite of oak units comprising stainless steel 1.5 drainer sink unit, a range of base cupboards & drawers with matching worktops, coved suspended wall cupboards, built in double oven, 4-ring hob with extractor hood over, dishwasher & under counter fridge, ceramic tiled flooring, part tiled walls and double glazed window to front.

Utility: 11'2" (3.40m) x 8'2" (2.48m)

A range of base cupboards & drawers with matching worktops, wall mounted gas fired central heating boiler, plumbing for washing machine & dryer, laminate flooring and double glazed window to front.

Shower Room: 5'1" (1.54m) x 4'11" (1.49m)

Fitted with a white suite comprising corner shower cubicle, pedestal wash hand basin, low level WC, chrome heated towel rail and tiled flooring.

Dining Room: 13'1" (4.00m) x 8'2" (2.48m)

Radiator, wall light points, laminate flooring and double glazed double doors to rear garden.

First Floor Landing: Built in cupboard & loft hatch.

Bedroom One: 12'9" (3.89m) x 9'10" (3.00m)

Radiator and double glazed window to rear.

Bedroom Two: 11'6" (3.50m) x 9'10" (3.00m)

Radiator and double glazed window to front.

Bedroom Three: 8ft (2.45m) x 6ft (1.83m)

Radiator and double glazed window to rear.

Bathroom: 6ft (1.83m) x 5'4" (1.62m)

Fitted with a modern white suite comprising panelled bath with shower unit & screen, vanity unit, low level WC, chrome heated towel rail, tiled walls, recessed ceiling spot lights, tiled flooring and double glazed window to front.

Rear Garden: Enclosed and landscaped to provide a patio overlooking the lawn, variety of shrubs, two garden sheds 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.







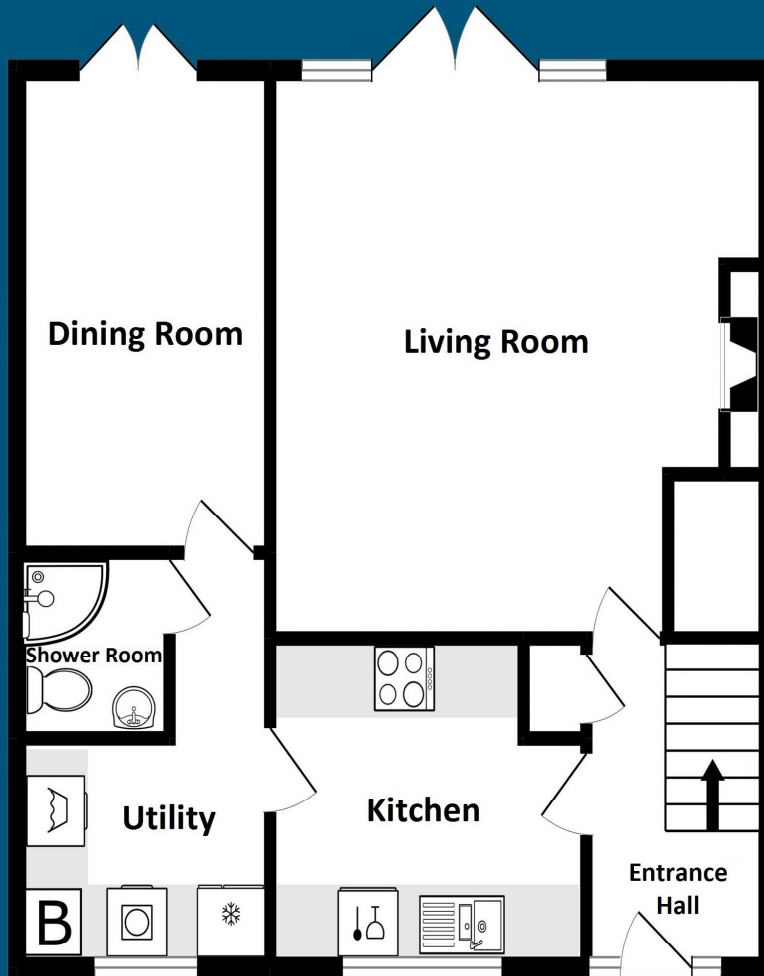






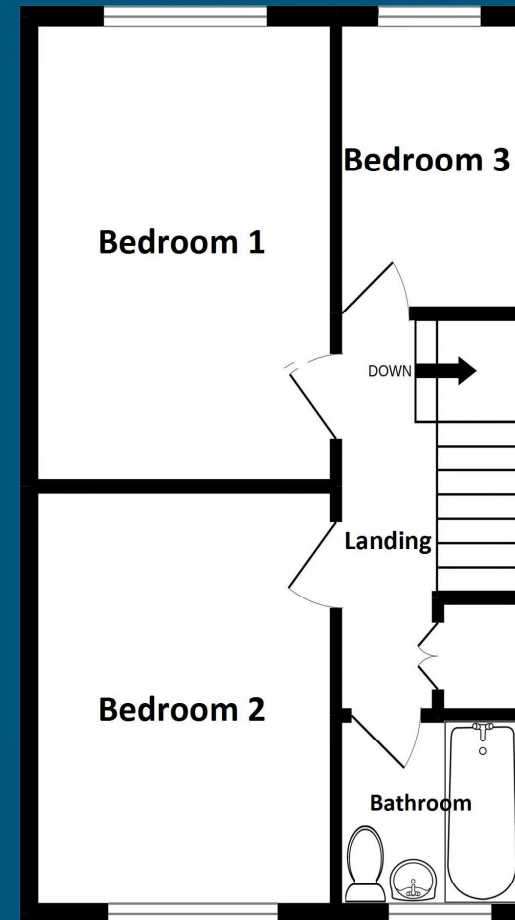


Total Floor Area Approx.: 980sq feet (91.0 sq metres)



Ground Floor

Approx.: 592sq feet (55.0 sq metres)



First Floor

Approx.: 388sq feet (36.0 sq metres)

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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