



**Willowdale, Hawthorne Lane  
Codsall, Wolverhampton, WV8 2DA**  
**Offers in the region of £805,000**

Introducing Willowdale, an absolutely stunning five bedroom detached family home situated on a most impressive plot in this sought after location on the outskirts of the village of Codsall.

Built in 2020 to an extremely high specification, this superb property has a fantastic flow throughout and offers gated driveway access, underfloor heating across the ground floor, double glazing throughout, five double bedrooms, two of which have ensembles, a spacious living room, open plan kitchen/diner, utility, ground floor WC, study and an attached garage.

The property has a remaining NHBC warranty that would be transferred on completion providing peace of mind for any new purchasers.



# Willowdale Hawthorne Lane, Codsall, Wolverhampton, WV8 2DA

## LOCATION

Codsall village has a comprehensive range of excellent shops and facilities within walking distance, including doctors, dentists, public houses, restaurants and butchers. The highly regarded local schools and Codsall and Bilbrook train stations are also within walking distance.

The property is well placed for access to the M54 and the M6 motorways.

## FRONT



A most impressive frontage having an electric gate that opens onto the tarmac driveway. The driveway affords off road parking for several vehicles and leads to the front door and to the attached garage. With areas of lawn to both sides of the driveway and gated side access to the rear of the property.



## ENTRANCE HALL



A bright, spacious and welcoming entrance hall having Karndean flooring, under stairs storage and doors into the WC, study, living room and kitchen/diner.

## LIVING ROOM

21'3" x 13'6" (6.49m x 4.13m)



A spacious yet cosy living room with Karndean flooring, dual aspect windows to the front and sides with internal shutters, and a feature wood burning stove. With doors into the dining area.



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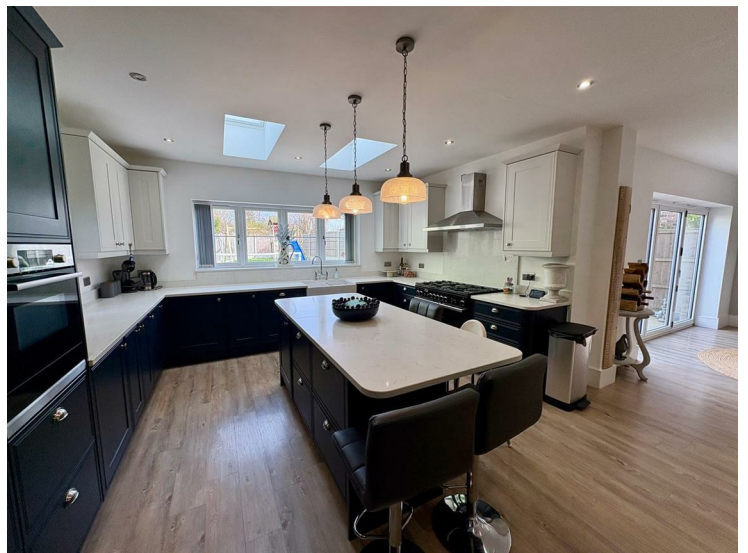
### KITCHEN/DINER

29'9" x 18'11" (9.09 x 5.77)



A beautifully appointed kitchen/diner fitted with an extensive suite of units providing plenty of storage space, seated island with breakfast bar and pendant lighting over, Villeroy & Boch double ceramic sink and a Rangemaster cooker with extractor over. Benefitting from a range of integrated appliances including dishwasher, freezer, fridge, gas oven and grill. With window to the rear and two roof windows.

The dining area has bifold doors which open onto the rear patio and fill this space with natural light.





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### STUDY

12'10" x 9'3" (3.92 x 2.84)



A versatile space currently used as a study. Having Karndean flooring and window to the front.

### GUEST WC

6'7" x 5'10" (2.03 x 1.78)



Having tile flooring, obscure window to the front, WC and hand washbasin set within vanity unit.

### UTILITY

9'3" x 5'2" (2.84 x 1.59)



Having Karndean flooring, wall and base units, sink and door leading into the garage. With space and plumbing for white goods.



## LANDING



Having carpeted flooring, airing cupboard, loft hatch providing access to the space above and doors to the five bedrooms and the family bathroom.

## BEDROOM ONE

17'1" x 15'1" (5.23 x 4.62)



A really serene bedroom having carpeted flooring, bow window to the front with internal shutters, radiator, built in wardrobes and dressing table. With door into the ensuite.



## ENSUITE

6'7" x 6'1" (2.03 x 1.86)



Having tile flooring, radiator, obscure window to the front, wall hung vanity unit with hand washbasin set within, back to wall WC and shower enclosure with rainfall showerhead and hand held shower.



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### BEDROOM TWO

14'6" x 10'5" (4.42 x 3.18)



Having carpeted flooring, radiator, window to the rear and door into the ensuite.

### ENSUITE

8'2" x 4'11" (2.51 x 1.52)



Having tile flooring, back to wall WC, heated towel rail, walk in shower with rainfall showerhead and hand held showerhead and wall hung vanity unit with hand washbasin set within.



### BEDROOM THREE

10'8" x 9'5" (3.26 x 2.89)



Having carpeted flooring, radiator and window to the rear with views over the field beyond.



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### BEDROOM FOUR

9'5" x 8'9" (2.89 x 2.68)



Having carpeted flooring, radiator and window to the side.

### BEDROOM FIVE

12'7" x 7'3" (3.86 x 2.23)



Having carpeted flooring, radiator and windows to the front.



### FAMILY BATHROOM

9'10" x 6'9" (3.02 x 2.06)



Having tile flooring, obscure window to the rear, back to wall WC, wall hung vanity unit with hand washbasin set within, heated towel rail and a P shaped bath.

### REAR



Having a large patio area, wrap around garden to the side, water source, power socket and steps leading up to the elevated lawn area.





## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION**

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

## **COUNCIL TAX BAND - G**

South Staffs CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

## **FLOOR PLANS**

Where shown, the plan is for illustration purposes only and is not to scale.

## **FIXTURES AND FITTINGS**

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

## **FREE MARKET APPRAISAL**

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

## **POSSESSION**

Vacant possession will be given on completion.

## **SERVICES**

We are informed by the vendor that all mains services are connected.

## **TENURE**

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

## **VIEWING**

By arrangement through Worthington Estates Codsall office (01902) 847 358.



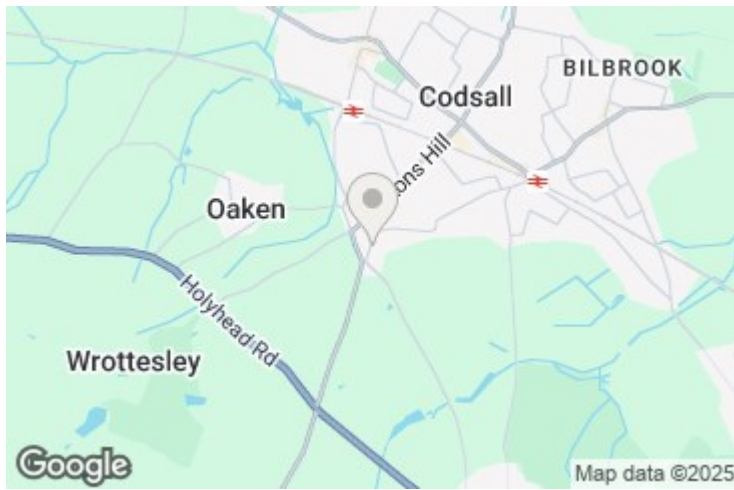
## **GARAGE**

18'4" x 8'11" (5.59 x 2.73)

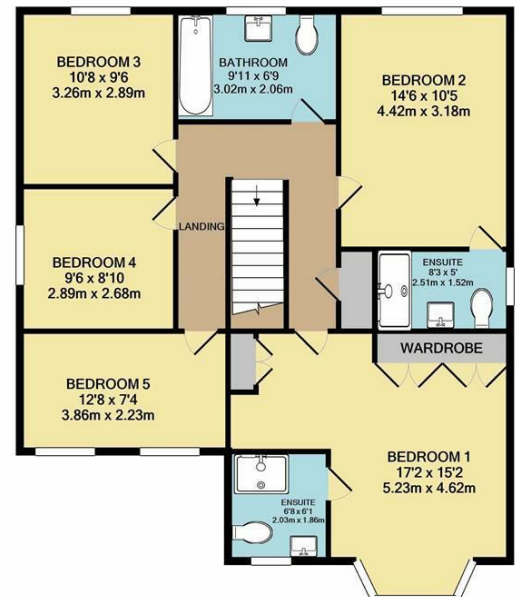
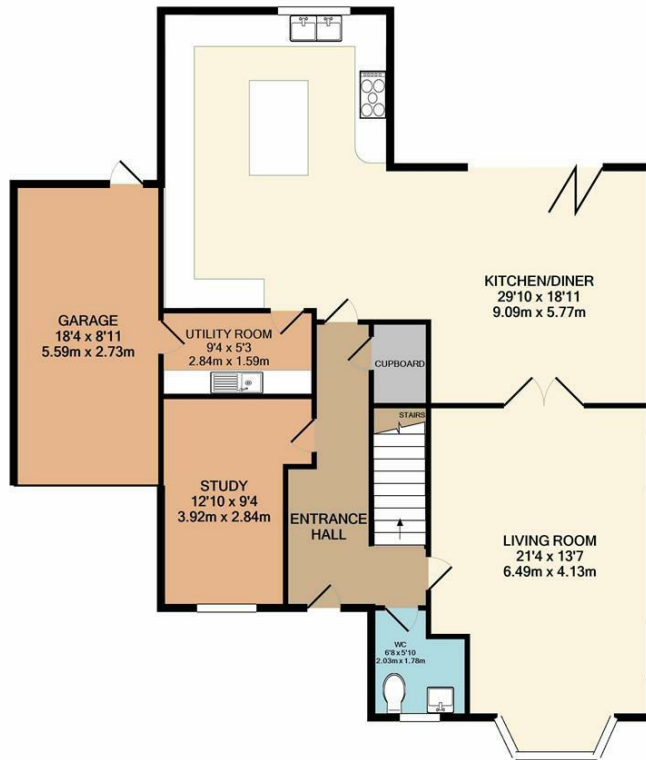
Having an electric door and door to the rear. This versatile space could be used as a games room or a gym.



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GROUND FLOOR  
APPROX. FLOOR AREA 1224 SQ.FT. (113.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR AREA 928 SQ.FT. (86.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2151 SQ.FT. (199.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	