



**Holyhead Road
Wolverhampton, WV8 2HX**

Offers in Excess of £500,000

Gao
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MAIN FEATURES:

- **Spacious Semi Detached House Arranged over Three Floors**
- **Fitted Kitchen & Separate Utility Room**
- **Good Size Lounge Leading to Conservatory**
- **Dining Room & Further Sitting Room**
- **Master Bedroom with En-suite Bathroom & Dressing Area**
- **Four Further Bedrooms & Family Bathroom/WC**
- **Large Rear Garden**

Situated in the highly sought-after village of Codsall, this substantial five-bedroom semi-detached family home offers exceptionally spacious and versatile accommodation arranged over three floors, making it ideal for growing families. The property features a well-appointed fitted kitchen with a separate utility room, a generous lounge opening into a bright conservatory overlooking the rear garden, together with a formal dining room and an additional sitting room, providing flexible living space for modern family life. The impressive principal bedroom benefits from a dressing area and en-suite bathroom, while four further well-proportioned bedrooms are served by a contemporary family bathroom. Outside, the property boasts a large, private rear garden, ample off-road parking and a detached garage.

Holyhead Road enjoys an excellent location within easy reach of the heart of Codsall, renowned for its welcoming community, independent shops, cafés and popular pubs. The area is well served by highly regarded schools, making it particularly attractive to families. Excellent transport links include Codsall railway station, regular bus services and convenient access to the A41, M54 and Wolverhampton, offering straightforward commuting throughout the West Midlands. With nearby countryside walks, parks and leisure facilities, this is a fantastic opportunity to acquire a spacious family home in one of the area's most desirable village locations.



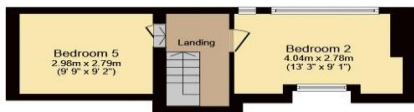
Ground Floor

Floor area 91.5 sq.m. (984 sq.ft.) approx



First Floor

Floor area 67.6 sq.m. (728 sq.ft.) approx



Second Floor

Floor area 25.6 sq.m. (276 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for GetAnOffer. Powered by www.focalagent.com

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide 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 not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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