



33 Manor House Park, Codsall

THOMAS HARVEY
ESTATE AGENTS

A Deceptive Three Bedroom Semi Detached House Occupying A Corner Plot & Located In A Favoured Position Of Codsall, An Excellent Opportunity For Buyers Requiring A Home To Restyle To Own Requirements!

33 Manor House Park, Codsall, Wolverhampton, WV8 1ES
Asking Price: £295,000

Tenure: Freehold
Council Tax: Band C – South Staffordshire
EPC Rating: D (62) No: 0370-2485-9570-2706-5961
Total Floor Area: 821.9 sq. feet (76.4 sq. meters) Approx.
No Upward Chain

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 all four main providers have likely coverage indoor and all four have good coverage outdoor.

Situated in a popular residential area, set well back from the road & enjoying a corner plot, this deceptive semi-detached house has been well maintained over the years to create a fine example of its type with internal inspection a must to appreciate the tremendous potential this house has to offer.

Deceptive externally, the spacious accommodation at approx. 821.9sq feet, is ideal for buyers requiring a home, to restyle to own requirements. Having the benefit of gas central heating & double glazing, the accommodation includes entrance hall with staircase to first floor, 17ft front living room and an open side entry to the rear full width dining kitchen. This open space is perfect for entertaining guest & large families with further provision to extend the accommodation at side or rear (Subject To Planning Permission). On the first floor, the landing leads three bedrooms and white bathroom. At the front of the house, there is a driveway providing ample off road parking with the advantage of a carport and detached garage. As No 33 sits in a generous corner plot, the grounds create a pleasant setting with the rear garden being mainly paved for low maintenance. The house also benefits from views over adjacent open fields, woodland and Moat Brook, creating a most scenic background.

Located on the northern border of Codsall and convenient for the majority of amenities including the vast facilities at both Codsall & Bilbrook centre, No 33 is also within walking distance of Codsall High School. Bilbrook Road is within easy reach of Codsall railway station 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.

Offered with no upward chain, the accommodation further comprises:



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Entrance Hall: Aluminium double glazed opaque door with matching side window and stairs to first floor.

Living Room: 17'2" (5.23m) x 10'7" (3.22m)

Traditional gas fire with brick style surround, radiator, wall light points, coved ceiling and aluminium double glazed picture windows to front & side.

Full Width Open Plan Dining Room Kitchen: 17'2" (5.23m) x 13ft (3.95m)

Fitted with a matching suite of cream units comprising a range of base cupboards & drawers, laminate worktops with stainless steel single drainer sink unit & mixer tap, built in electric oven & 4- ring gas hob with extractor hood over, plumbing for washing machine, radiator, part tiled walls, built in storage under stairs, part laminate effect vinyl flooring, aluminium double glazed opaque side door with matching rear window and uPVC double glazed patio doors to rear garden.

First Floor Landing: Loft hatch.

Bedroom One: 10'4" (3.14m) x 10'10" (3.31m)

Radiator, built in double wardrobe, wall light points, coved ceiling and aluminium double glazed window to rear.

Bedroom Two: 10'7" (3.22) x 9'10" (2.99m)

Radiator, built in double wardrobe and aluminium double glazed windows to front and side.

Bedroom Three: 7'6" (2.29m) x 7'1" (2.15m)

Aluminium double glazed window to front.

Bathroom: 6'11" max (2.12m max) x 6ft (1.82m)

Fitted with a white suite comprising panelled bath with wall mounted electric shower unit over, pedestal wash hand basin, low level WC, chrome heated towel rail, tiled walls, aluminium double glazed opaque window to rear and built in airing cupboard housing wall mounted gas fired central heating boiler.

Carport to Detached Garage:

Up & Over Garage door, power, lighting and glazed windows. **Rear Garden:** The enclosed rear garden has been landscaped to offer low maintenance and includes block paved patio, raised gravelled flower bed at rear, garden shed, greenhouse & garden storage unit, surrounding fencing and gated side access to carport.

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.











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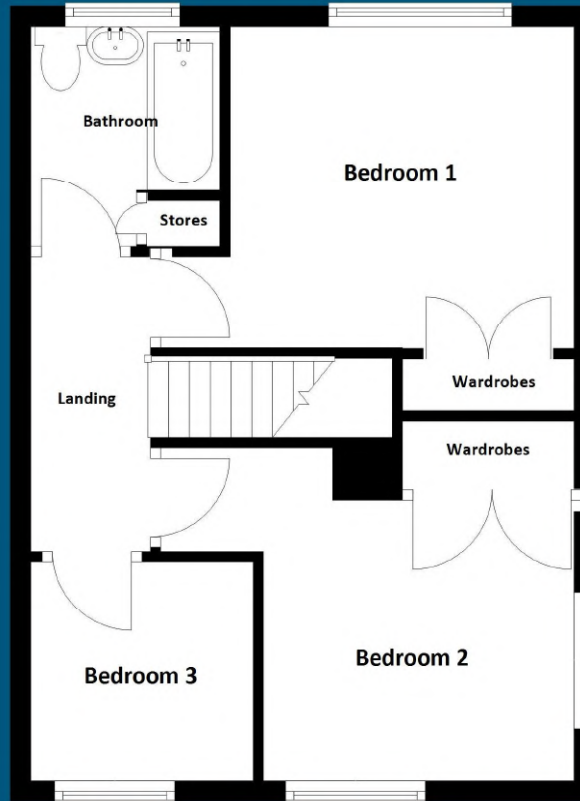
Total Floor Area: 821.9sq feet (76.4sq metres) Approx.

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



Ground Floor

Approx.: 409.3sq feet
(38.0sq metres)



First Floor

Approx.: 412.7sq feet
(38.3sq 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.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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