

11 Suckling Green Lane, Codsall

THOMAS HARVEY
ESTATE AGENTS

A Deceptive Three Bedroom Detached House In A Favoured Codsall Address & Offering A Fantastic Opportunity For Buyers Requiring A Home To Restyle & Extend To Own Requirements With A Stunning 130ft long Garden Overlooking Rear Fields & Countryside!

71 Suckling Green Lane, Codsall, Wolverhampton, WV8 2BT
Asking Price: £480,000

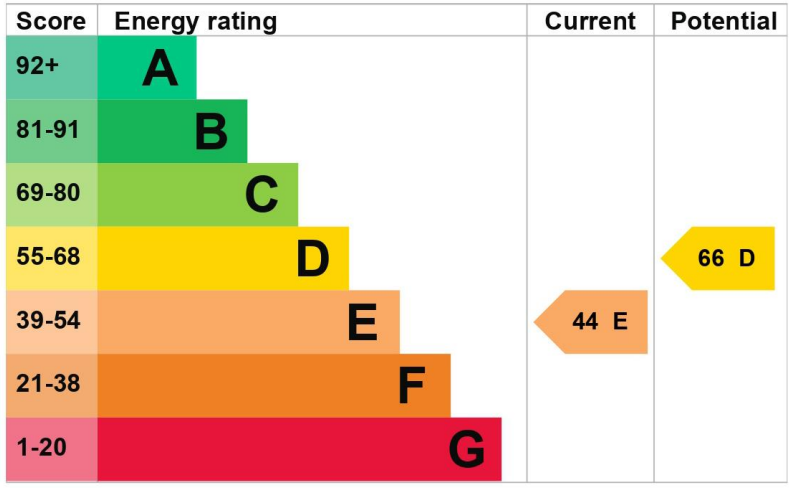
Tenure: Freehold
Council Tax: Band E – South Staffordshire
EPC Rating: E (44) No: 0380-2729-2150-2626-7181
Total Floor Area: 1,367.6sq feet (127.1sq metres) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows three of four main providers have likely coverage indoor and all four have good coverage outdoor.

A rare opportunity in one of Codsall's most sought-after residential locations. Perfectly positioned on the highly desirable Suckling Green Lane, this traditional detached home occupies a prime setting just moments from excellent amenities, yet enjoys a wonderfully peaceful, mature backdrop. For buyers seeking a property with substantial potential, this is an exceptional chance to restyle, reconfigure and extend (STPP) to create a truly bespoke family residence.

Extensively maintained over the years, the property immediately impresses with its warm, welcoming feel and thoughtful layout. Offering approx. 1,367sq feet of well-planned accommodation, the ground floor features a generous entrance hall and two sophisticated reception rooms, linked by internal double doors to provide versatile, flowing living space, ideal for both everyday family life and for entertaining guests. The breakfast kitchen is fitted with a traditional light coloured suite and not only has a useful utility adjacent, but a further inner lobby provides internal access to the garage, downstairs WC and large stores cupboard. This entire zone presents a fantastic opportunity to create a contemporary open plan kitchen, dining and family space (STPP) — a feature increasingly sought after in premium homes. Upstairs, the first floor hosts three double bedrooms, each enjoying pleasant views, along with a family bathroom fitted with a classic white suite. Externally, the property continues to impress. Set well back from the road and screened by tall hedging, the large frontage provides excellent privacy and a generous driveway leading to the garage. The approx. 130ft mature rear garden is undoubtedly one of the home's standout features. Beautifully stocked, perfectly private and enjoying a south facing aspect, it offers a picturesque, tranquil setting rarely found so close to village amenities. The panoramic views across open fields further enhance the sense of space, calm and rural charm.

Despite its tranquil surroundings, the location is superbly convenient. Bilbrook Train Station, local shops, restaurants, public houses and excellent schooling are all within walking distance. Codsall, Tettenhall and Perton are also only minutes away, and the M54 (3 miles) provides swift access to major towns and commuter routes. Offered with No Upward Chain, early interest is strongly advised to secure this fantastic opportunity in one of Codsall's most desirable addresses.





THOMAS HARVEY
ESTATE AGENTS

T: 01902 **758111**

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

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

rightmove.co.uk The UK's number one property website
naea | propertymark PROTECTED
arla | propertymark PROTECTED
OnTheMarket.com
The Property Ombudsman LETTINGS
TDS Tenancy Deposit Scheme

Entrance Hall: Hardwood opaque glazed front door with matching leaded stained glass side window, covered radiator and panelled L-Shaped staircase to first floor.

Sitting/Dining Room: 11'11'' (3.64m) x 11'6'' (3.51m)
Open briquette fireplace & tiled hearth, radiator, coved ceiling and hardwood glazed leaded bay window to front with stained glass opaque top lights. Internal glazed double doors lead to: **Living Room: 14ft (4.26m) x 10'10'' (3.30m)**
Marble style fireplace & hearth with decorative surround & gas coal fire, radiator, wall light points, coved ceiling and PVC double glazed bay window with door to rear.

Open Plan Kitchen: 8'8'' (2.64m) x 8'1'' (2.46m) x 10ft (3.04m) x 9'11'' (3.01m)
Fitted with a traditional suite of light coloured units comprising a range of baseboards, drawers & coved suspended wall cupboards, matching laminate worktops with white 1½ drainer sink unit including mixer tap, built in electric oven, 4- ring gas hob with concealed extractor hood over, recess & gas point for double width Aga cooker, radiator, built in pantry, recessed ceiling spotlights, tiled flooring, double glazed leaded window to rear. **Utility: 9'11'' (3.01m) x 4'9'' (1.46m)** Wall mounted gas fired central heating boiler, plumbing for washing machine, tiled flooring, double glazed window to rear and hardwood opaque side door.

Inner Lobby: 6'8'' (2.04m) x 6'8'' (2.02m)
Large storage cupboard, glazed window and internal access to garage and **WC:** Low level WC and glazed opaque window.

Garage: 15ft (4.56m) x 7'5'' (2.26m)
Side opening hardwood garage doors, lighting and opaque glazed side window.

First Floor Galleried Landing: Loft hatch and stained glassed leaded opaque window to side.

Bedroom One: 14'7'' (4.45m) x 11'3'' (3.42m)
Fitted with full width wardrobes, radiator, wall light points and double glazed leaded window to rear.

Bedroom Two: 12ft (3.65m) x 11'6'' (3.51m)
Radiator, coved ceiling, wall light points and hardwood leaded bay window to front.

Bedroom Three: 10'10'' (3.30m) x 8'3'' (2.51m)
Radiator, built in wardrobe, separate storage into eaves, wall light points and leaded glazed window to front.

Bathroom: 8ft (2.43m) x 5'10'' (1.78m)
Fitted with a traditional white suite comprising panelled bath with side screen & wall mounted electric shower, pedestal wash hand basin, low level WC, radiator, built in cupboard, coved ceiling, recessed ceiling spotlights, tiled effect vinyl flooring and double glazed leaded opaque window to rear.

Rear Garden: Enjoying a south-east facing aspect, the mature & fully stocked rear garden measures at an impressive approx. 130ft long with full width paved patio overlooking shaped centre lawn, flowering borders with a variety of shrubs & trees, surrounding fencing & hedging, exterior lighting and side access to front.

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.































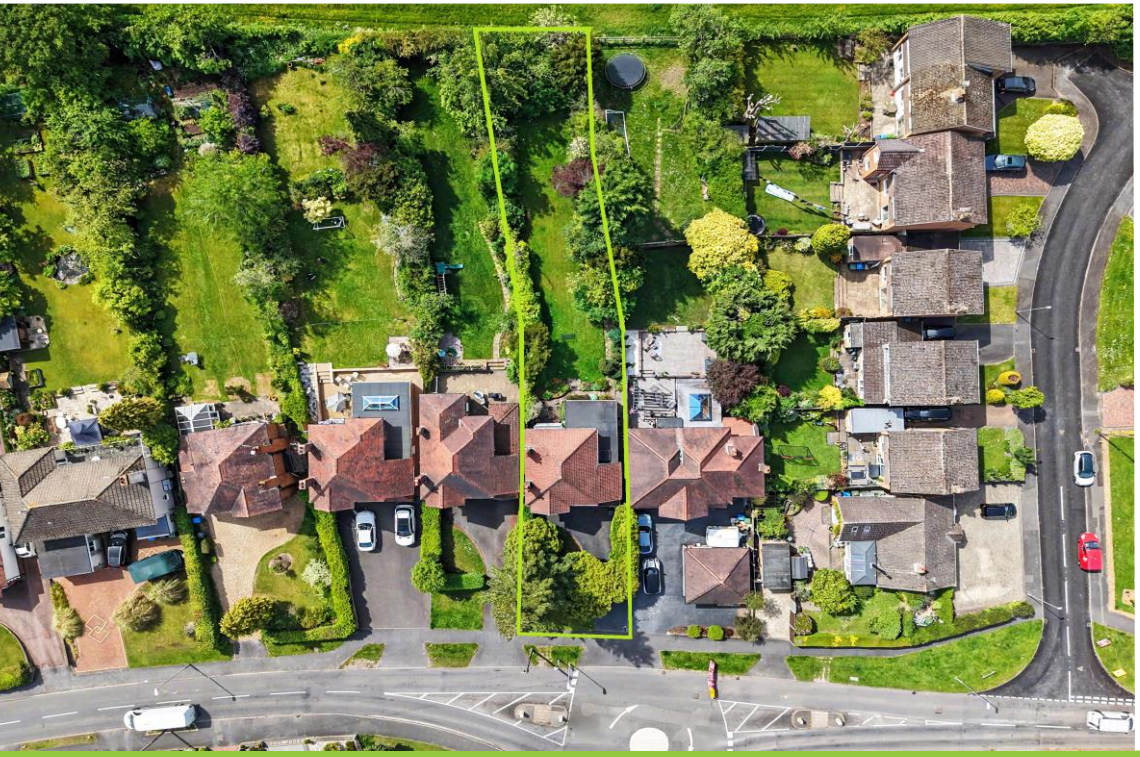














11 Suckling Green Lane, Codsall

Total Floor Area: 1,367.6sq feet (127.1sq 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.: 836.6sq feet (77.7sq metres)



First Floor

Approx.: 531.0sq feet (49.3sq 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 PARTICLUARS 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.

THOMAS HARVEY
ESTATE AGENTS