



Lanterns, Histon Hill

THOMAS HARVEY
ESTATE AGENTS

An Individually Designed Five Bedroom Two Bathroom Detached Family House In One Of Codsall's Most Exclusive Addresses & Offering Both Bedroom & Bathroom Accommodation On Both Floors!

Lanterns, Histons Hill, Codsall, Wolverhampton, WV8 2EY

Asking Price: £550,000

Tenure: Freehold

Council Tax: Band G – South Staffordshire

EPC Rating: D (66) No: 0700-5250-0322-6242-3253

Total Floor Area: 2181.0sq feet (202.6sq metres) Approx.

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 outdoor coverage.

Set on one of Codsall's most coveted addresses and enjoying a commanding, set-back position, this individually designed detached residence stands as one of the finest homes of its type currently available, a striking, beautifully maintained property offering space, style and exclusivity in equal measure.

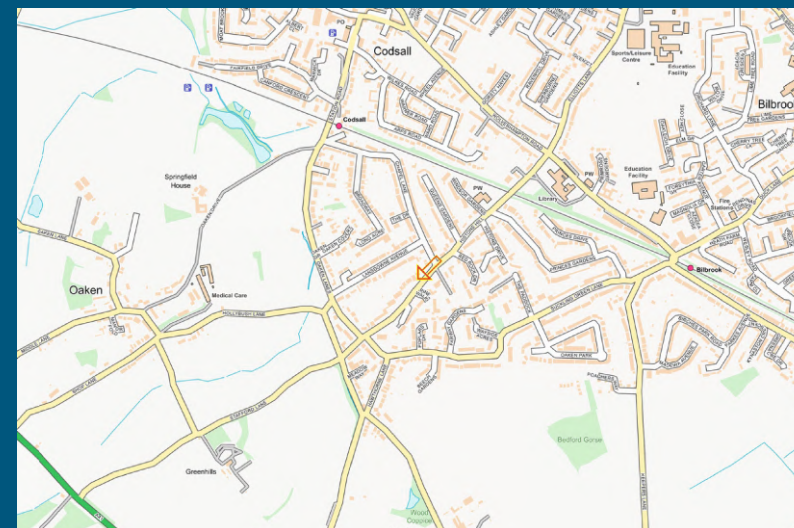
From the moment you step inside, the scale and quality of the accommodation becomes clear. Designed to maximise natural light and deliver exceptional versatility, the interior provides bedroom and bathroom facilities on both floors, making it ideal for multi-generational living, growing families or those seeking flexible space for work and leisure.

At the heart of the home is the 27ft open-plan living and dining room, an impressive entertaining space with a wonderful sense of flow. Adjacent sits the large breakfast kitchen, fitted with an extensive suite of traditional cabinetry, a warm, welcoming setting perfect for everyday family life. A separate utility room adds further practicality. The ground floor continues with an inner hall leading to three generous double bedrooms and a modern family shower room. A cast-iron spiral staircase rises from the living room to the first floor, where a mezzanine-style landing introduces the substantial master suite, complete with a well-appointed ensuite. A further first-floor room offers superb flexibility as a fourth bedroom, dressing room or dedicated home office. Externally, the property enjoys a wide frontage with ample driveway parking leading to a double garage. The rear garden is fully stocked, private and beautifully enclosed, a peaceful setting designed for year-round enjoyment.

Perfectly positioned for convenience, Histons Hill lies within easy reach of Codsall Village, Codsall Train Station and Bilbrook Station (all under 0.5 miles), providing direct rail links to Wolverhampton, Birmingham, Telford and Shrewsbury. Excellent schools, shops and leisure facilities are close by, while the M54 is only minutes away, making this an outstanding location for commuters.

With double glazing, a recently refitted gas boiler and a rare combination of space, character and premium positioning, this exceptional home represents a unique opportunity to acquire a truly exclusive family residence.

Early viewing is strongly advised.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Entrance Hall: Hardwood opaque double glazed door with matching full height window, radiator, display Niches with LED lighting, coved ceiling and tiled flooring. **Fitted Cloakroom:** High level WC, pedestal wash hand basin, radiator, tiled walls with matching flooring and hardwood opaque double glazed window to front.

Living Room with Dining Area: 26'2" (7.97m) x 16'2" (4.94m)

Feature full height brick fireplace with tiled hearth & wood burner stove, three radiators, vaulted ceiling with wood panelling & recessed ceiling spotlights, wall light points, coved ceiling, cast iron spiral staircase to first floor, hardwood opaque picture windows to side and two double glazed hardwood picture windows to front.

Breakfast Kitchen: 19'9" (6.01m) x 11'1" (3.37m)

Fitted with a traditional suite of matching units comprising an extensive range of base cupboards, drawers & suspended wall cupboards, tiled worktops including breakfast bar, 1½ drainer sink unit, recess & gas point for Range style cooker, built in dishwasher, radiator, vaulted ceiling with recessed ceiling spotlights, tiled flooring, hard wood double glazed windows to side and open archway to utility.

Utility: 10'10" (3.29m) x 9ft (2.75m)

Built in base cupboards with matching worktop, single drainer sink unit, plumbing & recess for both washing machine & dryer, radiator, built in airing cupboard housing Worcester gas fired central heating boiler, tiled walls with matching flooring and hardwood double glazed window to side exterior with matching door.

Rear Inner Hall: Radiator, wall light points, coved ceiling and tiled flooring.

Bedroom Two: 12'4" (3.75m) x 11'10" (3.60m)

Built in furniture including wardrobes, drawers & dressing table, radiator, coved ceiling and hardwood double glazed windows to side & rear.

Bedroom Three: 12'8" (3.85m) x 8'10" (2.70m)

Built in furniture including wardrobes, drawers & dressing table, radiator, laminate flooring and hardwood double glazed window to side.

Bedroom Four: 10'4" (3.16m) x 9'9" (2.97m)

Built in wardrobes, radiator, coved ceiling, wall light points, laminate flooring and hardwood double glazed windows to rear.

Shower Room: 7'2" (2.18m) x 5'7" (1.70m)

Fitted with a white suite comprising walk in shower, low level WC, pedestal wash hand basin, period style radiator with chrome heated towel rail, tiled walls, recessed ceiling spotlights, ceramic tiled flooring and hardwood opaque double glazed window to rear.

First Floor Landing: 17'3" (5.25m) x 14'11" (4.51m)

Radiator, coved ceiling and hardwood windows to front & side.

Bedroom One: 17'3" (5.26m) x 14'5" (4.40m)

Fitted with an extensive suite of matching furniture including wardrobes, overhead stores, bedside table & dressing table, two radiators, coved ceiling and two hardwood double glazed windows to rear.

Ensuite: 10'9" (3.27m) x 10'6" (3.20m)

Fitted with a bespoke suite comprising corner spa bath, separate shower enclosure, vanity unit with wall mounted mirror & lighting over, low level WC, chrome heated towel rail, recessed ceiling spotlights, tiled walls with matching flooring and hardwood opaque glazed windows to rear & side.

Bedroom Five/ Dressing Room/ Home Office: 11'7" (3.52m) x 6'9" (2.07m)

Built in cupboard / wardrobe, radiator, coved ceiling, loft hatch, recessed ceiling spotlights and hardwood double glazed window to front.

Rear Garden: The enclosed rear garden includes a paved patio overlooking the shaped centre lawn, flowering borders with a variety of shrubs and trees, surrounding fencing & hedging with side courtyard and gated entry to front driveway.

Double Garage: 16'7" (5.05m) x 15'4" (4.68m)

Folding side opening garage doors, power, lighting and hardwood opaque glazed door to rear.

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.

















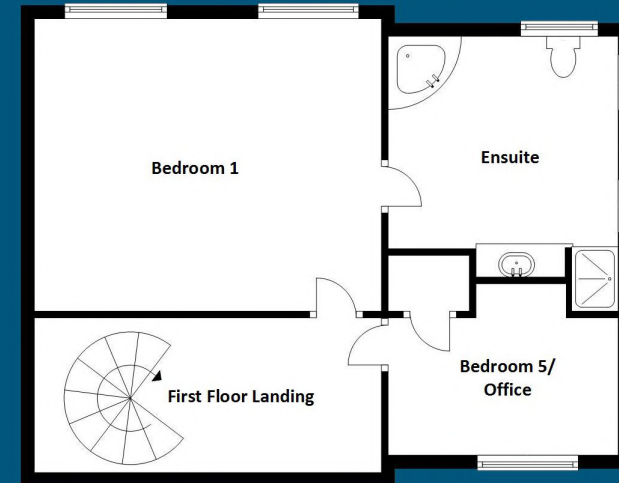
Ground Floor

Approx.: 1604.2sq feet
(149.0sq metres)



First Floor

Approx.: 576.8sq feet
(53.6sq metres)



**Total Floor Area: 2181.0sq feet
(202.6sq metres) Approx.**

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.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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