



21 Wilkes Road, Coolsall

THOMAS HARVEY
ESTATE AGENTS

A Most Attractive & Restyled Two Bedroom Terraced House. Extensively Restyled To Create A First Class Interior With A Number Of Trendy & Quality Fittings Throughout & Located In Favoured Address Of Codsall!

21 Wilkes Road, Codsall, Wolverhampton, WV8 1RZ

Asking Price: £225,000

Tenure: Freehold

Council Tax: Band B – South Staffordshire

EPC Rating: C (69) No: 0320-2282-4170-2002-5435

Total Floor Area: 855.5sq feet (79.5sq 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 four main providers have likely coverage indoor and all four have good coverage outdoor.

Situated in a popular residential area, in the heart of Codsall with the added benefit of being adjacent to The Wheel Recreation Park and therefore within walking distance to the facilities in the village, this deceptive terraced house has been extensively restyled by the present owners to create a most charming & stylish interior,

A first class example of its type, with no expense spared to deliver a modern interior whilst retaining the charm & appeal of a character property, viewing of the accommodation is essential to comprehend the surprisingly spacious living accommodation at approx. 855.5sq feet. Stylishly appointed throughout having quality carpets & flooring, trendy & fresh décor throughout, composite external doors & double glazed units, luxury shower room and a delightful breakfast kitchen, fitted with a dark grey shaker style suite.

This striking property is ideal for purchasers requiring a wonderful family home, ready to just move into. The ground floor accommodation now includes entrance hall with stairs to first floor, a charming through living room with feature wood burner stove and a double glazed conservatory to the rear. The stunning breakfast kitchen has been refitted a matching suite of units with rear lobby and boiler cupboard. On the first floor, the landing leads to two double bedrooms and bathroom is fitted with a smart white shower suite with separate WC. Not to contradict with the interior, the west-facing rear garden has also been sympathetically landscaped to create a pleasant setting whilst offering excellent useable outdoor space.

Extremely convenient for the majority of amenities including walking distance of excellent local schools (in both sectors) two train stations and a wide range of shops, pubs & restaurants at both Codsall Village & Bilbrook Shopping Parade. Wilkes Road is also minutes away from the M54 motorway making it an ideal location for commuting to principal towns & cities. Ideal for buyers requiring a delightfully presented property, ready to just move into, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Composite double glazed opaque door, laminate flooring and stairs to first floor.

Living Room: 15'11" (4.85m) x 11'7" (3.53m)

Open fireplace with slate hearth, oak beam & log burner stove, radiator, coved ceiling, laminate flooring, double glazed window to front and internal double glazed double doors to:

Conservatory: 10'4" (3.16m) x 8'11" (2.72m)

Power, lighting, laminate flooring and double doors to rear garden.

Breakfast Kitchen: 15'11" (4.85m) x 8'10" (2.69m)

Fitted with a matching smart suite of shaker style grey coloured units, comprising a range of base cupboards & drawers, wood effect laminate worktops, black single drainer sink unit with mixer tap, recess & gas point for cooker with black extractor hood over, plumbing for washing machine, radiator, recessed ceiling spotlights, slate tiled effect vinyl flooring and double glazed window to front and rear with PVC door to garden. **Inner Hall:** Storage understairs and boiler cupboard housing the wall mounted gas fired central heating boiler.

First Floor Landing: Coved ceiling and double glazed window to rear.

Bedroom One: 12'4" (3.76m) x 8'11" (2.72m)

Built in triple wardrobes with overhead stores, radiator, coved ceiling and double glazed window to front.

Bedroom Two: 11'7" (3.54m) x 10'2" (3.11m)

Radiator, loft hatch and double glazed window to front.

Shower Room: 8'3" (2.51m) x 5'4" (1.63m)

Fitted a modern white suite comprising double shower with chrome handheld spray, vanity unit with laminate worktop & mirror over, chrome heated towel rail, part tiled walls, tiled effect vinyl flooring and double glazed opaque window to rear. **Separate WC:** White low level WC, tiled effect vinyl flooring and double glazed opaque window to rear.

Rear Garden: Neatly landscaped providing a pleasant outlook, the west facing garden includes gravelled terrace, centre shaped lawn, flowering borders, rear patio area with rockery & gravelled borders, surrounding fencing and gated rear access to passageway.





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.







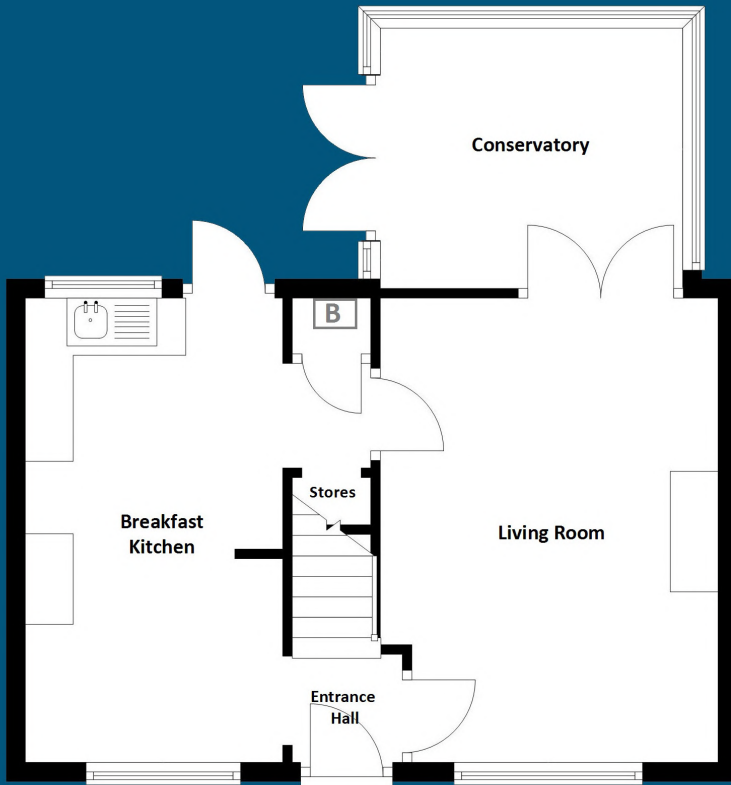




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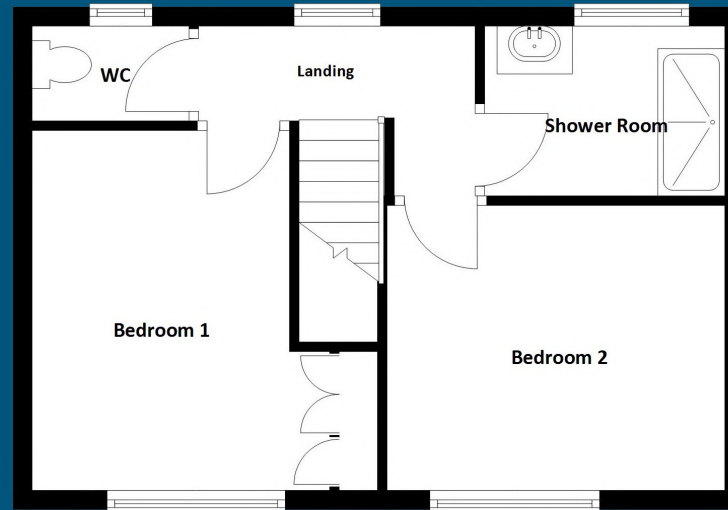
Total Floor Area: 855.5sq feet (79.5sq metres) Approx.

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.: 474.5sq feet (44.1sq metres)



First Floor

Approx.: 381.0sq feet (35.4sq 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.

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