



38 Codsall Road, Tettenhall

An impressive, four-bedroom, design-led semi-detached family home in one of Tettenhall's most coveted settings, showcasing expansive living areas, a luxury open-plan dining kitchen and a magnificent 100ft garden retreat. A rare blend of elegance, versatility and modern comfort beside Claregate Park.

38 Codsall Road, Tettenhall, Wolverhampton, WV6 9ED

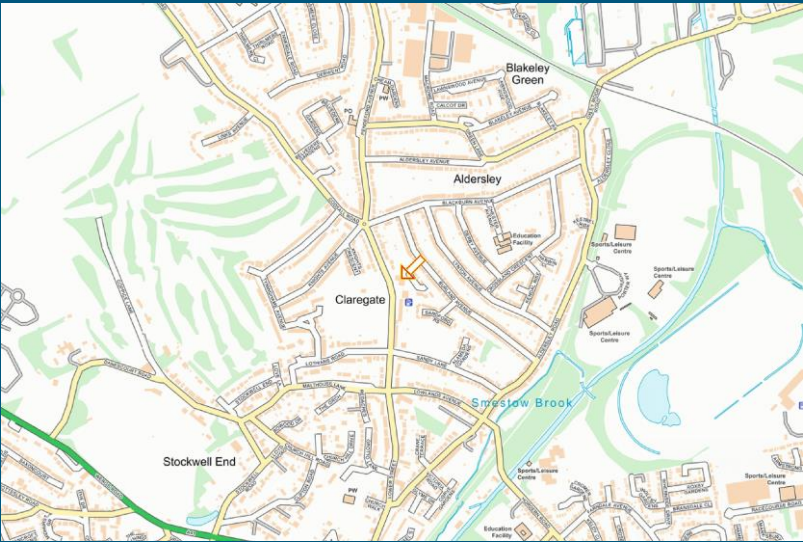
Asking Price: £395,000

- Tenure:** Freehold
Council Tax: Band D – Wolverhampton
EPC Rating: D (68) No: 5900-7737-0222-8027-3363
Total Floor Area: 1,755.3sq feet (163.1sq 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.

A beautifully extended and elegantly restyled home positioned in one of Claregate's most established residential settings, this impressive semi-detached residence offers a level of space, versatility and finish that sets it apart as a truly exceptional family home.

Recently upgraded throughout, the property has been transformed by the current owners to create a fresh, modern and highly comfortable interior. Bespoke fitted wardrobes, quality carpets & flooring, and a newly installed kitchen with matching utility suite all contribute to a refined, move-in-ready standard that will appeal to buyers seeking both style and practicality. At approx. 1,755 sq ft, the accommodation is generous and thoughtfully arranged. A reception porch leads into a wide entrance hall with guest cloakroom, stairs to the first floor and access to the integral garage. The open dining room flows seamlessly into the living room via a wide archway, forming a superb everyday living space. A standout feature is the open plan dining kitchen with family area, where full-width sliding patio doors frame views of the decked terrace and garden beyond, creating a wonderful indoor-outdoor connection. The ground floor also includes a useful utility, a stores room and a versatile rear sitting room/bedroom, ideal for multi-generational living or independent teenager accommodation. Upstairs, there are three well-proportioned bedrooms, a home office/dressing room and a luxury family shower room. The large loft, complete with dormer window, offers excellent potential for future conversion (STPP). Outside, the property continues to impress. The front driveway provides ample off road parking and leads to the garage, while the rear garden, extending to almost 100ft has been beautifully landscaped to create a mature, private and picturesque setting. A raised decked terrace and bespoke masonry outdoor oven make this a superb space for alfresco dining and entertaining.

Codsall Road enjoys a rare blend of prestige, tranquillity and convenience. Set opposite Claregate Park and within strolling distance of Tettenhall Green, residents benefit from boutique cafés, independent shops and a vibrant village atmosphere. Excellent school catchments, swift access to the M54 and a calm, tree-lined environment all contribute to the area's premium appeal. A spacious, stylish and wonderfully versatile home in a truly desirable location, early viewing is strongly encouraged.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Reception Porch: PVC double glazed opaque door and hardwood glazed window to side.

Entrance Hall: Internal hardwood glazed door, radiator, coved ceiling, recessed ceiling spot lights and L-Shaped staircase to first floor. **Guest Cloakroom:** Fitted with a white low level WC, slim line vanity unit, tiled walls & flooring, recessed ceiling spot lights and storage cupboard. **Garage: 16'9" (5.10m) x 8'10" (2.70m)** 'Up & Over' garage door, power and lighting.

Dining Room: 12'6" (3.80m) x 12'1" (3.68m)

Double doors from the entrance hall, wood burner stove with granite hearth, radiator, coved ceiling, recessed ceiling spot lights, LVT flooring, glazed sliding double doors to kitchen and archway to: **Living Room: 13'7" (4.13m) x 12'6" (3.80m)**
Feature open fireplace with tiled hearth & surround, radiator, coved ceiling, recessed ceiling spot lights and double glazed bay window to front.

Open Plan Dining Kitchen with Family Area: 17'2" (5.23m) x 7'1" (2.15m)

Refitted with a matching suite of grey shaker style units comprising a range of base cupboards, drawers & suspended wall cupboards, matching central island/ breakfast bar, quartz worktops, black composite 1.5 drainer sink unit with mixer tap, built in appliances include dishwasher, 4-ring gas hob with stainless steel extractor hood over & built in electric double oven, radiator, vaulted ceiling with beam & skylights, recessed ceiling spot lights, tiled flooring with underfloor heating and full width four pane double glazed sliding patio doors to decked terrace.

Utility: 7'10" (2.40m) x 7'5" (2.26m)

Fitted with a matching suite to the kitchen units including base cupboards & suspended wall cupboards, laminate worktops, stainless steel single drainer sink unit, wall mounted gas fired Baxi central heating boiler, plumbing & recess for both washing machine & dryer, recessed ceiling spot lights, tiled flooring, vaulted ceiling and skylight. Access to **Stores Room: 7'8" (2.33m) x 7'5" (2.25m)** Hot water system & cylinder with tiled effect vinyl flooring.

Sitting Room/ Playroom/ Bedroom Four: 13'3" (4.05m) x 7'9" (2.36m)

Radiator, double glazed window to rear and matching sliding patio door to decked terrace.

First Floor Landing: Wall light points, coved ceiling and double glazed window to side.

Office/ Dressing Room: 7'3" (2.21m) x 5'9" (1.74m)

Double glazed window to rear.

Bedroom One: 12'1" (3.69m) x 11'2" (3.40m)

Full width built in floor to ceiling wardrobes with matching drawers, radiator, coved ceiling and double glazed window to rear.

Bedroom Two: 11'5" (3.47m) x 10'10" (3.30m)

Full width built in floor to ceiling wardrobes, radiator, coved ceiling and double glazed window to front.

Bedroom Three: 8ft (2.43m) x 7'11" (2.42m) x 10'3" (3.13m) x 5'8" (1.72m)

Fitted wardrobes & matching dressing table with drawers, radiator, coved ceiling and double glazed windows to front.

Family Shower Room: 8'10" (2.70m) x 7'10" (2.40m)

Refitted with a luxury shower room suite comprising walk in double shower with chrome handheld spray, vanity unit with granite worktop & wall mounted mirror over, low level WC, chrome heated towel rail, recessed ceiling spot lights, loft hatch, tiled walls & flooring, extractor fan and double glazed window opaque to rear.

Rear Garden: At approx. 100ft long, the east facing rear garden has been landscaped to provide a most scenic setting and comprising elevated full width decked terrace with masonry outdoor oven, steps down to lower garden with storage under the house, shaped lawn with a variety of shrubs & trees, garden shed and surrounding fencing & hedging.

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.



















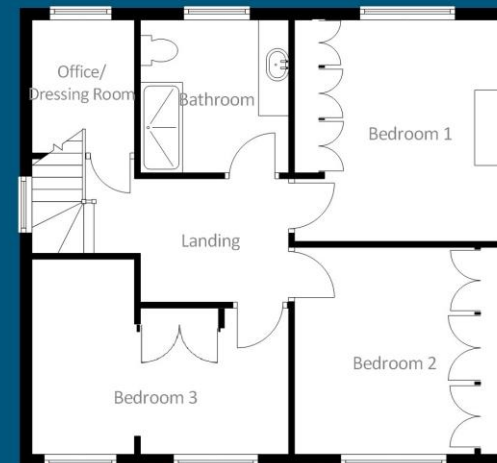
Ground Floor

Approx.: 1,152.0sq feet (107.0sq metres)

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**Total Floor Area: 1,755.3sq feet
(163.1sq 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



First Floor

Approx.: 603.3sq feet (56.0sq 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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