



11 Breerton Close, Codsall

THOMAS HARVEY
ESTATE AGENTS

A Stunning & Recently Constructed Four Bedroom Three Bathroom Detached Family House. Offering A High Quality & Luxurious Interior. Occupying A Prime Position On This Popular Modern Development Of Luxury Homes With Picturesque Views Over Front Fields & Green!

11 Brereton Close, Codsall, Wolverhampton, WV8 1FE

Asking Price: £600,000

Tenure: Freehold

Council Tax: Band F – South Staffordshire

EPC Rating: B (86) No: 8661-7939-6169-7726-3922

Total Floor Area: 1,950sq feet (181.7sq meters including garage) 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 good coverage indoor and all four have good outdoor coverage.

Occupying one of the most private and secluded positions within the prestigious Wheatfield Manor development, this outstanding double-fronted detached residence represents a rare opportunity to acquire a home of genuine distinction. Constructed in 2017 by Taylor Wimpey Homes and forming part of a collection of high-quality executive properties, No. 11 has since been further elevated by the current owners through a series of tasteful and high-specification enhancements.

The result is a beautifully curated interior that blends contemporary styling with warmth, character and exceptional attention to detail. The accommodation extends to approximately 1,950sq feet and offers an impressive level of versatility, with every room finished to an impeccable standard. From the moment you step inside, the home exudes quality, from light & contemporary décor, the upgraded matt-black internal doors and the luxury flooring, including Karndean in the principal living room. The 25ft through-living room is a standout feature, showcasing a recently installed media wall with remote controlled fireplace, creating a striking focal point. Double doors open into the magnificent open plan dining kitchen, a superb entertaining space fitted with a comprehensive range of integrated appliances and designed for modern family living. Completing the ground floor is a welcoming entrance hall with cloaks cupboard & guest WC, a useful utility room and home office that can easily serve as a playroom, snug or additional reception room. The galleried first-floor landing leads to four generous double bedrooms, each fitted with bespoke wardrobes. Both the principal and second bedrooms benefit from luxury en-suite shower rooms, complemented by a beautifully appointed family bathroom. Externally, the south-east facing rear garden has been thoughtfully landscaped to provide excellent usable outdoor space with minimal maintenance — perfect for relaxation or entertaining. The property enjoys an enviable end-plot position with no through access and views over adjacent fields at front, ensuring privacy and tranquillity. Ample driveway parking is provided at the front, while the double-width detached garage has been cleverly converted to offer front storage and a separate home gym or hobbies room.

Situated on the northern edge of Codsall, the property is ideally placed for a wide range of amenities, including Codsall High School, local shops and leisure facilities. Codsall railway station is within walking distance, offering direct services to Birmingham New Street, Wolverhampton, Telford and Shrewsbury. Excellent road links provide easy access to Wolverhampton, Telford and Birmingham, with the M54 less than five miles away for convenient connections to the M6 and M5. A superb opportunity for purchasers seeking a turn-key family home of exceptional calibre, 11 Brereton Close stands out as one of the finest examples currently available on the market. Internal viewing is highly recommended to fully appreciate the quality, space and setting on offer!



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

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



Entrance Hall: Composite front door with full height opaque double glazed side windows, radiator, tiled flooring, built in cloaks cupboards and L-Shaped staircase to first floor. **Guest Cloakroom:** Fitted with a white sink unit, low level WC, radiator, part tiled walls, recessed ceiling spotlights, extractor fan and tiled flooring.

Living Room: 25'6" (7.81m into bay) x 12'7" (3.84m max)

Feature media wall with remote controlled iconic modern electric fire, graphite vertical radiator, Herringbone style Karndean flooring and double glazed bay window to front with matching French doors leading to the rear garden terrace. Internal glazed double doors lead to:

Open Plan Dining Kitchen: 21'8" (6.60m) x 11'6" (3.50m)

Fitted with an extensive suite of shaker style light grey coloured units comprising a range of base cupboards, drawers & suspended wall cupboards with background lighting, granite worktops with sunken stainless steel 1.5 drainer sink unit including mixer tap, 5-ring gas hob with stainless steel extractor hood over, electric double oven with combination grill/ oven over, dishwasher, fridge, freezer & concealed wall mounted gas fired central heating boiler, two radiators, recessed ceiling spotlights, tiled flooring, double glazed window to rear with matching French doors leading to the rear garden terrace.

Study/ Playroom: 9'1" (2.77m) x 8ft (1.45m)

Radiator and double glazed windows to front & side.

Utility: 5'8" (1.78m) x 5'6" (1.72m)

Built in base cupboard & matching suspended wall cupboards, full width granite worktop with sunken stainless steel single drainer sink unit including mixer tap, Neff combination microwave, plumbing & recess for both washing machine & tumble dryer, radiator, recessed ceiling spotlights, extractor fan, tiled flooring and composite double glazed door to side.

First Floor Galleried Landing: Radiator, loft hatch and double glazed window to front.

Bedroom One: 12'8" (3.91m) x 11'8" (3.59m)

Built in triple double wardrobe, radiator and double glazed window to rear. **En-suite: 11ft (3.36m) x 7'3" (2.21m)** Fitted with a white suite comprising double shower with chrome overhead rainfall shower & handheld spray, pedestal wash hand basin, low level WC, chrome heated towel rail, part tiled walls, recessed ceiling spotlights, extractor fan, tiled flooring and double glazed opaque window to rear.

Bedroom Two: 11'8" (3.61m) x 10'6" (3.21m)

Built in twin double wardrobe, radiator, double glazed window to rear and built in airing cupboard housing the hot water system & cylinder. **En-suite: 8'6" (2.61m max) x 5'5" (1.69m)** Fitted with a white suite comprising shower with chrome handheld spray, pedestal wash hand basin, low level WC, radiator, part tiled walls, recessed ceiling spotlights, extractor fan, LVT flooring and double glazed opaque window to rear.

Bedroom Three: 10'5" (3.21m) x 9'3" (2.82m)

Built in double wardrobe, radiator and double glazed window to front.

Bedroom Four: 12'7" (3.84m) x 7ft (2.13m)

Built in twin double wardrobe, radiator and double glazed windows to front & side.

Bathroom: 6'10" (2.13m) x 6'2" (1.90m)

Fitted with a white suite comprising panelled bath with shower spray & side screen, pedestal wash hand basin, low level WC, radiator, part tiled walls, recessed ceiling spotlights, extractor fan, tiled flooring and double glazed opaque window to side.

Garage Stores: 17'5" (5.33m) x 7'8" (2.39m)

Twin 'up & over' garage doors, power, lighting, storage into attic space and internal access to: **Gym/ Hobbies Room/ Home Office: 16'6" (5.06m) x 10ft (3.05m)** Recessed ceiling spotlights, feature wall panels walls, LVT flooring and composite opaque double glazed door to rear garden.

Rear Garden: Neatly landscaped to include a large L-Shaped paved patio, centre artificial lawn, a rear corner paved terrace for further seating/ dining area, children's play area with bark chippings, timber shed, exterior power, lighting & water, surrounding fencing and gated side entry.

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 Breerton Close, Codsall

Total Floor Area: 1,950sq feet (181.7sq meters including garage) Approx.

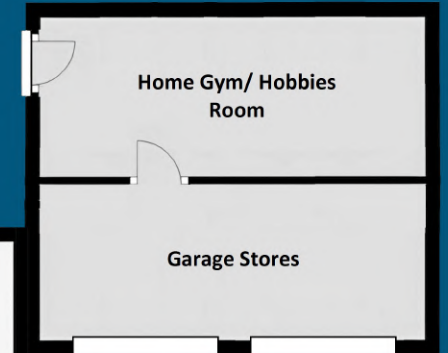
Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



First Floor



Ground Floor



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:-

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.