



34 Thelwell Drive, Codsall

A Stunning Three Bedroom Two Bathroom Three Storey Semi-Detached Family House, Occupying A Prime Position On This Popular Modern Development Of Luxury Homes, Designed Internally To Create A Beautiful & Well Presented Home!

34 Thelwell Drive, Codsall, Wolverhampton, WV8 1FD

Asking Price: £359,500

Tenure: Freehold

Council Tax: Band D – South Staffordshire

EPC Rating: B (86) No: 9718-0064-7316-6251-1910

Total Floor Area: 1333.0sq feet (123.8sq metres) Approx.

No Upward Chain

Services: We are informed by the Vendors that all main services are installed

Service Charge: £200 (two hundred pounds) per annum for maintenance of private road.

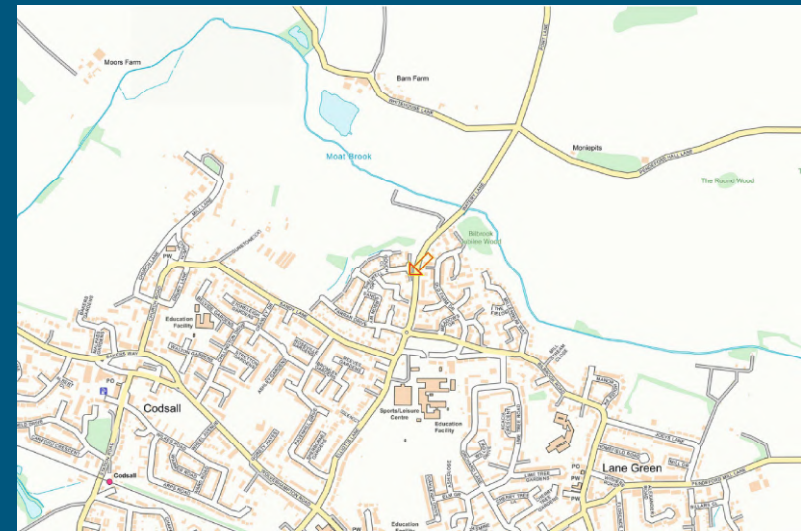
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

Mobile: Ofcom checker shows three of four main providers have likely coverage indoor and all four have good coverage outdoor.

Occupying a choice position and certainly one of the more secluded spots on this recently constructed development known as Wheatfield Manor consisting of luxury high quality builds, this impressive three storey semi-detached house has been built to a well-planned design utilising the maximum space and creating a first class family home.

Constructed in 2017 by Taylor Wimpey Homes, this delightful property includes many distinctive and charming features throughout including trendy & simplistic decor, modern bathrooms, quality flooring & carpets, charming rear living room and a stunning dining kitchen with a range of built in appliances. A perfect example of its type with early interest highly recommended, the beautifully presented interior which measures at approx. 1,333sq feet, includes entrance hall with built in cloaks cupboard, staircase to first floor & guest cloakroom, breakfast kitchen at front with a modern shaker style gloss suite and a full width living room at rear. On the first floor, the landing leads to the family bathroom which is fitted with a smart white suite and two bedrooms with the rear being of a particularly good size and benefits from full width fitted wardrobes. A second staircase leads to the top floor landing with further built in storage and the master bedroom suite which has an ensuite shower room. At the side of the property is a tandem driveway providing ample off road parking for and leads to the detached garage. As the property occupies a substantial plot, the rear garden enjoys a south-west facing and has been landscaped to create convenient maintenance yet excellent useable outdoor space. There is a further advantage of a detached timber summer house with power & lighting and could be used for a multitude of purposes i.e. home office, hobbies room etc.

Located on the northern border of Codsall and convenient for the majority of amenities including walking distance of Codsall High School, Thelwell Drive is also within easy reach of Codsall railway station for direct services to Birmingham New Street Wolverhampton, Telford and Shrewsbury. There are also good road connections to Wolverhampton, Telford and Birmingham, while access to the M54 is less than five miles away, ideal for links to the M6 and M5. Offered with No Upward Chain, 34 Thelwell Drive is undoubtedly a most fitting example for purchasers requiring a stunning family home, ready to just move into! With internal inspection is highly recommended, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Composite front door, radiator, recessed ceiling spot lights, Amtico flooring and L-Shaped Staircase with built in cloaks cupboard and custom pull out storage units.

Guest Cloakroom: 6'2" (1.87m) x 3'4" (1.02m)

Fitted with a white low level WC & sink unit, radiator, part tiled walls, recessed ceiling spotlights, Amtico flooring and extractor fan.

Breakfast Kitchen: 11'10" (3.61m) x 9'11" (3.03m)

Fitted with a smart matching suite of white gloss units comprising a range of base cupboards, drawers & suspended wall cupboards, concealed wall mounted gas fired central heating boiler, quartz worktops with sunken 1½ stainless steel sink unit, built in appliances include electric twin oven, 4- ring induction hob with stainless steel extractor hood over, dishwasher, fridge & freezer, radiator, plumbing for washing machine, recessed ceiling spotlights, white glazed brick part tiled walls, Amtico flooring and double glazed window to front.

Living Room: 15'8" (4.77m) x 11'8" (3.54m)

Covered radiator and double glazed French doors to rear garden.

First Floor Landing: Radiator, double glazed window to front and second staircase to top floor.

Bedroom Two: 15'8" (4.78m into wardrobes) x 11'8" (3.54m)

Radiator, full width built in wardrobe space and double glazed window to rear.

Bathroom: 8'4" (2.54m) x 6'2" (1.88m)

Fitted with a modern white suite comprising panelled bath with shower unit & side screen, pedestal wash hand basin, low level WC, radiator, part tiled walls, recessed ceiling spotlights, LVT flooring and extractor fan.

Bedroom Three: 8'10" (2.70m) x 8'4" (2.54m)

Radiator and double glazed window to front.

Second Floor Landing: Radiator and built in storage cupboard.

Bedroom One: 17'5" (5.31m max) x 12'1" (3.68m)

Radiator, built in double wardrobe, loft hatch and double glazed window to front.

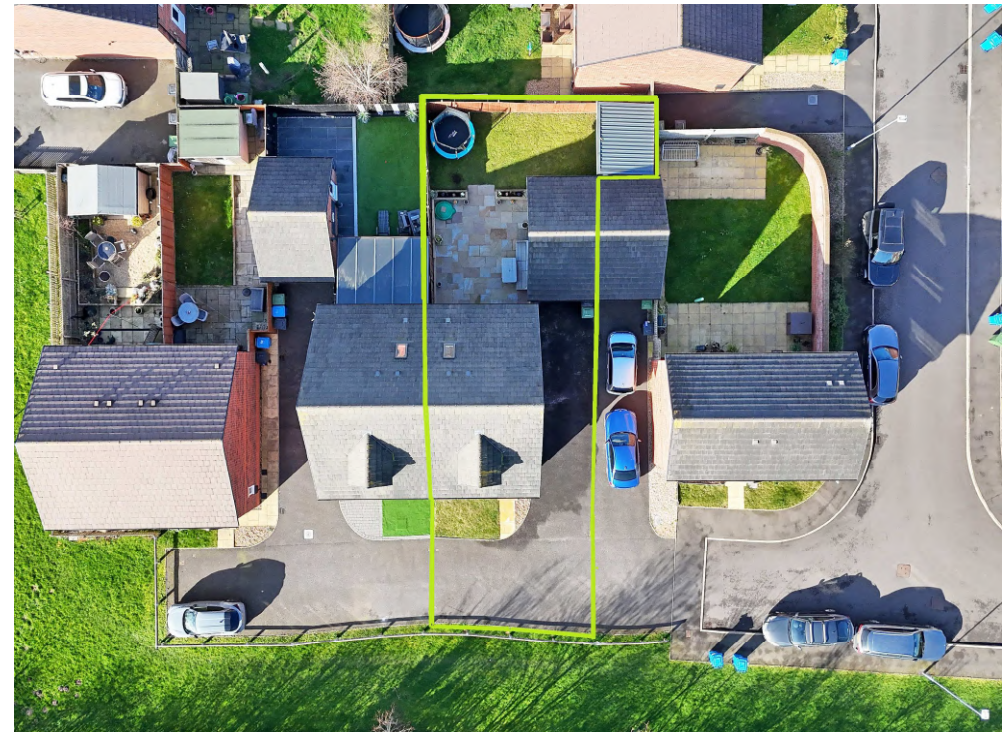
Ensuite: 8'3" (2.53m) x 4'9" (1.45m) Fitted with a modern white suite comprising double shower with wall mounted electric shower unit, pedestal wash hand basin, low level WC, radiator, recessed ceiling spotlights, LVT flooring and skylight to rear.

Garage: 18'6" (5.64m) x 10'2" (3.09m)

'Up & Over' garage door, power, lighting, storage into eaves and doubled glazed opaque door to garden.

Rear Garden: Enjoying a South-West facing aspect, the rear garden is neatly landscaped including a large paved patio with sandstone style slabs, timber raised flower beds, shaped lawn, exterior water & lighting, surrounding fencing, gated side access and **Timber Summerhouse** with power, lighting and double doors.

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.













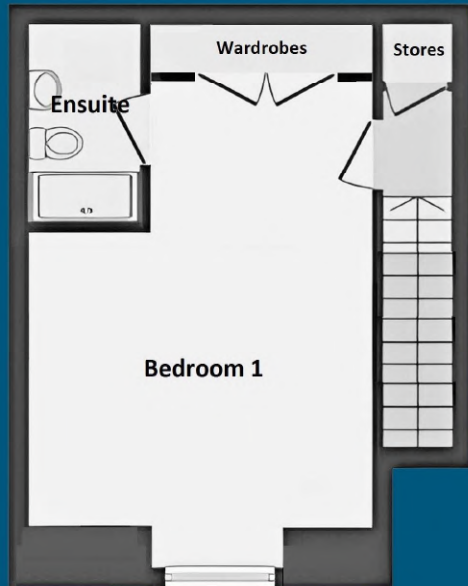




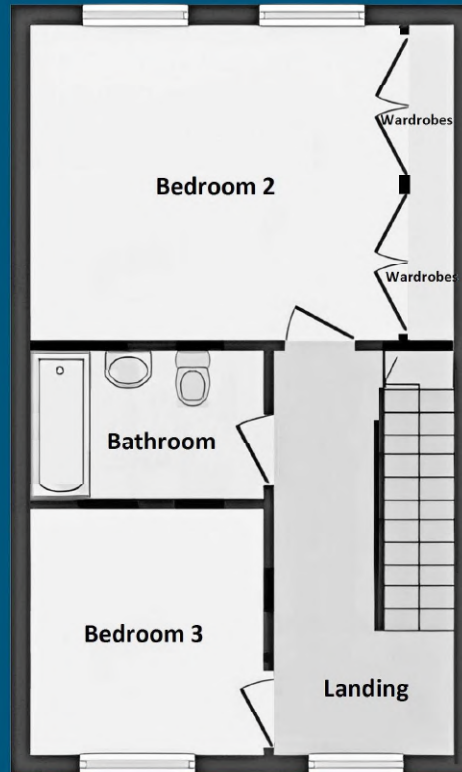
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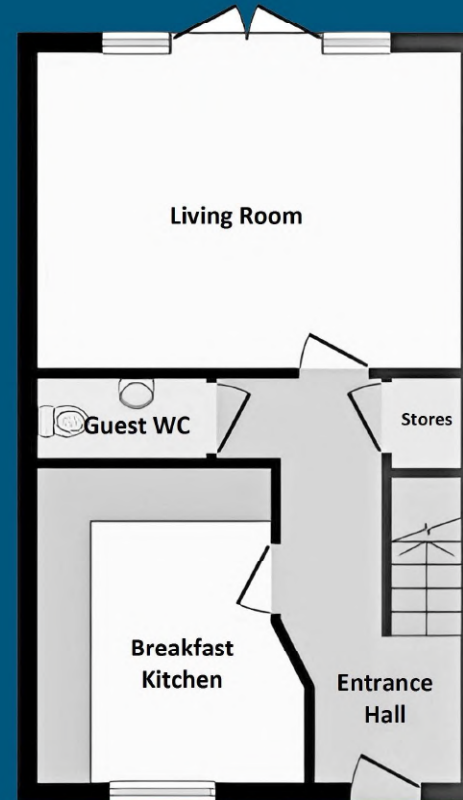
Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



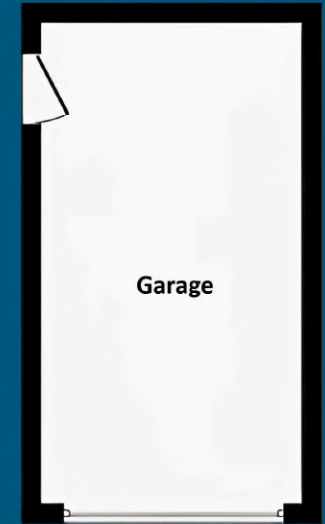
Second Floor
Approx.: 307sq feet
(28.5sq metres)



First Floor
Approx.: 419sq feet
(38.9sq metres)



Ground Floor
Approx.: 607sq feet
(56.4sq metres)



Garage

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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