



1 Florence Road, Codsall

A Deceptive Two Bedroom Semi Detached House Occupying A Deceptive Plot & Located In A Favoured Position Of Codsall. An Excellent Opportunity For Buyers Requiring A Home To Restyle To Own Requirements!

1 Florence Road, Codsall, Wolverhampton, WV8 1JD
Asking Price: £225,000

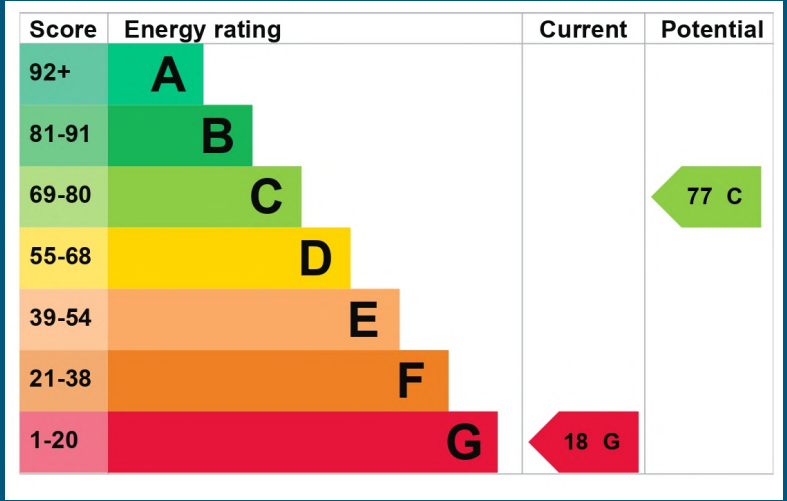
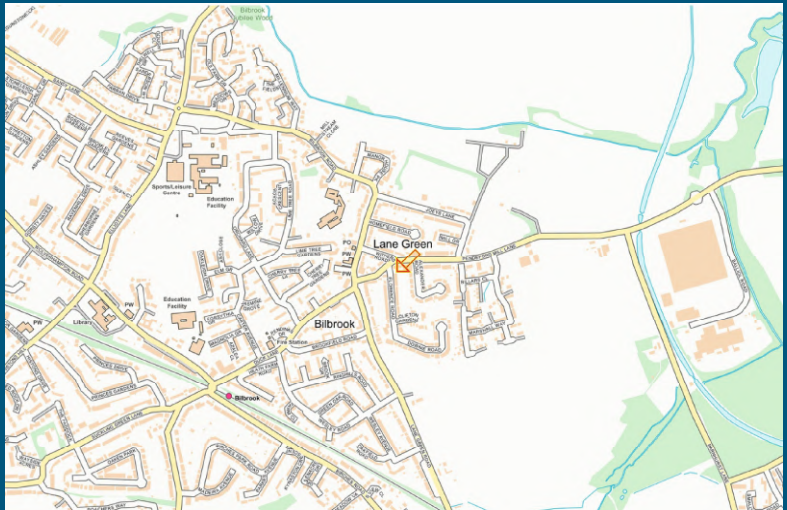
Tenure: Freehold
Council Tax: Band B – South Staffordshire
EPC Rating: G (18) No: 8736-5826-9600-0754-3226
Total Floor Area: 1,041.6sq feet (96.8sq metres) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows four main providers have likely coverage indoor and all four have good outdoor coverage.

Set within a sought-after residential neighbourhood just off Pendeford Mill Lane, this deceptively spacious semi-detached home occupies a generous corner plot and offers an excellent opportunity for buyers wishing to restyle a property to suit their own tastes. A fine example of its type, the house provides well-planned accommodation and impressive potential throughout.

Measuring approximately 1,041.6sq ft, the layout includes an entrance hall with staircase to the first floor, a bright front living room, and a rear breakfast kitchen complete with pantry storage and rear lobby. This area lends itself perfectly to reconfiguration or extension, subject to the usual planning consents, offering scope to enhance the home further at either the side or rear. Upstairs, the landing leads to two well-proportioned double bedrooms and a modern white shower room. Outside, the property enjoys a driveway providing ample off-road parking, complemented by double side gates that allow for additional screened parking if required. The generous corner plot features low-maintenance rear garden that create a pleasant and practical outdoor setting. A particular asset is the detached 27ft garage, offering excellent versatility and potential for conversion into a generous home office, hobbies room, studio, or other purpose.

Positioned on the northern edge of Codsall, the property is ideally placed for a wide range of amenities, including the extensive facilities of both Codsall and Bilbrook village centres. Codsall High School is within walking distance, while Codsall railway station provides direct services to Birmingham New Street, Wolverhampton, Telford and Shrewsbury. Road links to Wolverhampton, Telford and Birmingham are easily accessible, and the M54 is less than five miles away, connecting to the M6 and M5.

Offered with no upward chain, the accommodation comprises:



T: 01902 758111

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

Entrance Hall: Composite double glazed front door and stairs to first floor.

Living Room: 12'4" (3.75m) x 11'1" (3.39m)

Tiled fireplace with decorative surround, coved ceiling and double glazed bay window to front.

Breakfast Kitchen: 12'2" (3.71m) x 9ft (2.75m)

Fitted with a matching suite of base cupboards & drawers, stone effect laminate worktops, stainless steel 1.5 drainer sink unit, plumbing for washing machine, part tiled walls, coved ceiling, double glazed window to rear and walk in **Pantry Stores**.

Rear Lobby: Built in storage cupboard and exterior side access.

First Floor Landing: Loft hatch and double glazed opaque window to side.

Bedroom One: 12'5" (3.79m) x 11'6" (3.50m)

Built in double wardrobe and double glazed window to front.

Bedroom Two: 9ft (2.75m) x 8'11" (2.71m)

Double glazed window to rear.

Shower Room: 6'5" (1.95m) x 6'1" (1.86m)

Fitted with a white suite including walk in panelled bathy with wall mounted electric shower unit over, vanity unit with storage, recessed WC, PVC panelled walls, chrome heated electric towel rail, built in airing cupboard and double glazed opaque window to rear.

Rear Garden: Landscaped to include paved patio with matching side path, shaped centre lawn, a variety of shrubs, & rockeries, surrounding fencing and rear quad with **Detached Garage: 26'8" (8.12m) x 14'10" (4.53m)**

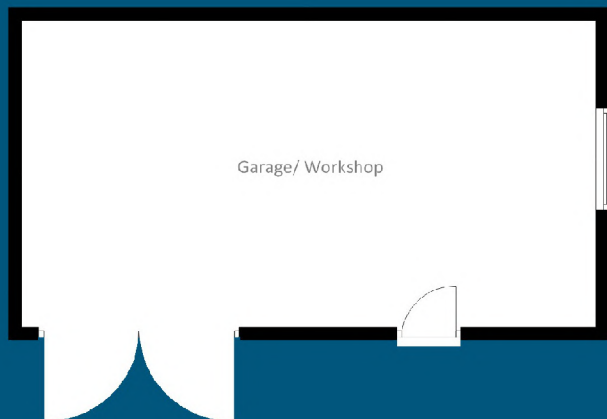
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.





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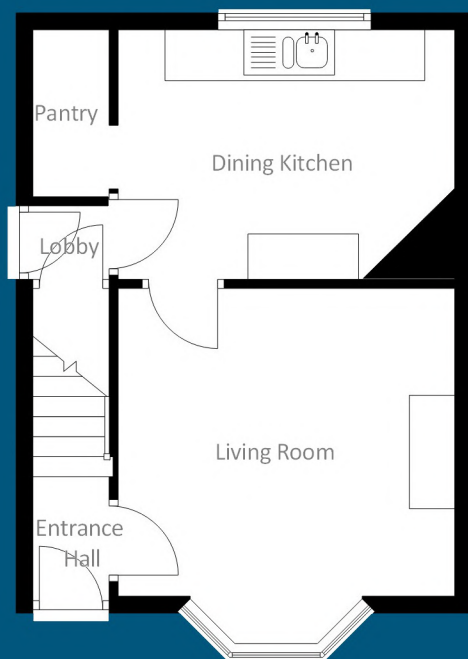




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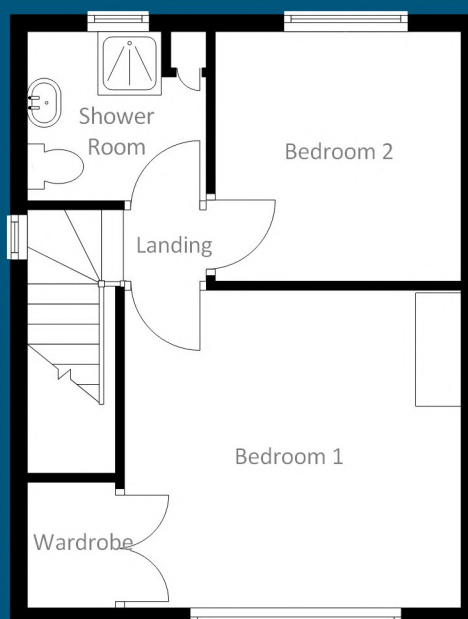
**Total Floor Area: 1,041.6sq feet
(96.8sq metres) Approx.**

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. 712.2sq feet
(66.2sq metres)



First Floor

Approx. 329.4sq feet
(30.7sq metres)

THOMAS HARVEY
ESTATE AGENTS

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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