



HORNBEAM HOUSE,  
16 Old Farm Drive,  
Codsall,  
Wolverhampton,  
WV8 1GF

nick tart

## Key Features

- Extended detached three storey family home
- Entrance hall
- Kitchen
- Dining area
- Living room
- Study / Play room
- Sitting room with bi-foldable doors
- Utility area
- Principal bedroom with dressing area & ensuite
- Choice of 4 additional bedrooms
- House bathroom with separate shower cubicle
- Shower room
- Converted double garage / gym space
- Bespoke custom made shutters
- Rear garden
- Driveway

## Contact Us

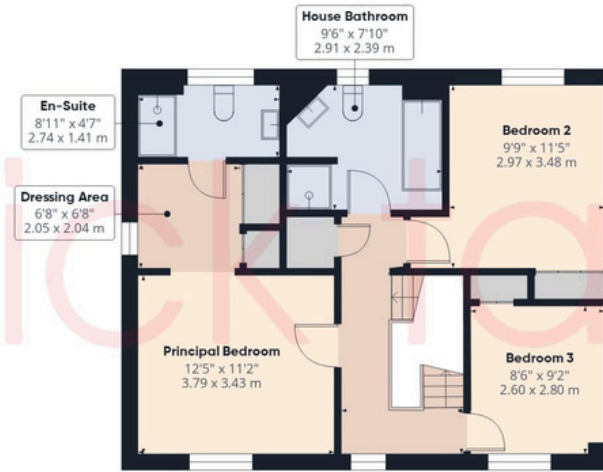
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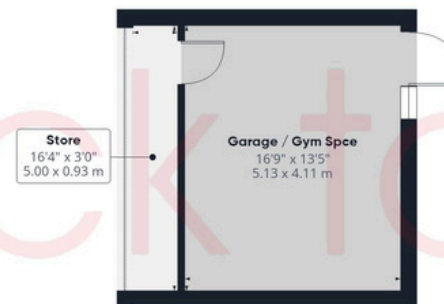
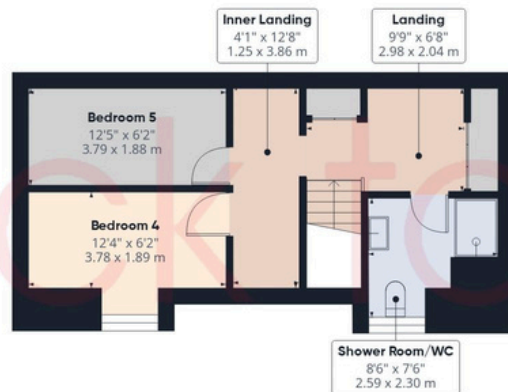




Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

2098 ft<sup>2</sup>

194.6 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>

0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Ground Floor

**Entrance hall** Has composite style front door with obscure glass, a radiator, tiled flooring, staircase rising to the first floor and doors to...

**Kitchen** Enjoys a matching range of wall and base level units with work surfaces over, integrated fridge & freezer, integrated dish washer, double *Belfast* style sink unit with mixer tap, double *AEG* electric oven with inset microwave over, separate 5 ring gas hob with extractor fan over, inset spot lighting, tiled flooring, UPVC double glazed windows to the rear, a vertical radiator and doors to...

**Utility room** Houses the *Worcester* gas combination boiler and has work surfaces with space for dryer and plumbing for a washing machine under, sink unit with mixer tap with storage over and under, tiled flooring, composite style door to the side and UPVC double glazed windows to the rear.

**Study / Play room** Has wood effect flooring, a variety of matching storage units, radiator and UPVC double glazed windows to the fore.

**Sitting room** Has tiled flooring, radiator, x2 double glazed Velux windows, inset spot lighting and UPVC double glazed bi-foldable doors lead into the garden.

**Dining area** Has a radiator, squared opening to the garden room and internal double doors leading to the...

**Living room** This light and airy space offers a feature wood burner with tiled hearth, x2 radiator and UPVC double glazed windows to the front and side respectively.



## Outside

To the rear of the property is a paved patio area with steps leading down to lawn, a custom built timber garden store and access to a converted garage space that benefits from electric roller doors. The **garage space** has been beautifully converted into a **gym space** with rubber flooring, inset spot lighting, x2 electric wall heaters and a most useful separate storage area at the front. We are also advised that the space includes a boarded loft. The converted garage could easily be returned to its original use, if desired.

To the front of the property there is a **driveway** in front of the garage space that allows for off road parking and the benefit of an electric vehicle charging point.

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



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## First Floor

**First floor landing** Has a storage cupboard, radiator, UPVC double glazed window to the fore, a staircase ascending to second floor and doors to...

**Principal bedroom** Enjoys a radiator, UPVC double glazed windows to the fore and an arched opening to the...

**Dressing area** This space comprises of built in wardrobes, radiator, UPVC double glazed window to the side and an internal door to the...

**Ensuite** Has a shower cubicle, pedestal wash hand basin, WC, radiator, part tiled walls and UPVC double glazed windows with obscure glass to the rear.

**Bedroom two** Has built in wardrobes, radiator and UPVC double glazed windows to the fore.

**Bedroom three** Has built in wardrobe, radiator and UPVC double glazed windows to the rear.

**House bathroom** Comprises of panel bath with shower attachment over, a separate shower cubicle, wall hung sink unit with two drawer vanity unit under and mixer tap, WC, part tiled walls, wood effect flooring and UPVC double glazed windows with obscure to the rear.



**EPC: C72**

**Tenure** – we are advised the property is Freehold.

**Services** – we are advised all mains services are connected.

**Council Tax – Band F** (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of conveyancing partners including, Move Reports UK Ltd and Kingsley Bond where we currently receive a referral fee of £200 / £300 for each transaction.

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## Second Floor

**Second floor landings** offer a built in wardrobe, double glazed Velux window, storage cupboard, eave storage, radiator, inset spot lighting, hatch to roof space and doors to...

**Shower room** Has a shower cubicle, WC, pedestal wash hand basin, radiator, tile effect flooring and UPVC double glazed window with obscure glass to the fore.

**Bedroom 4** Has a radiator and UPVC double glazed window to the fore.

**Bedroom 5** Has a radiator, double glazed Velux window and inset spot lighting.



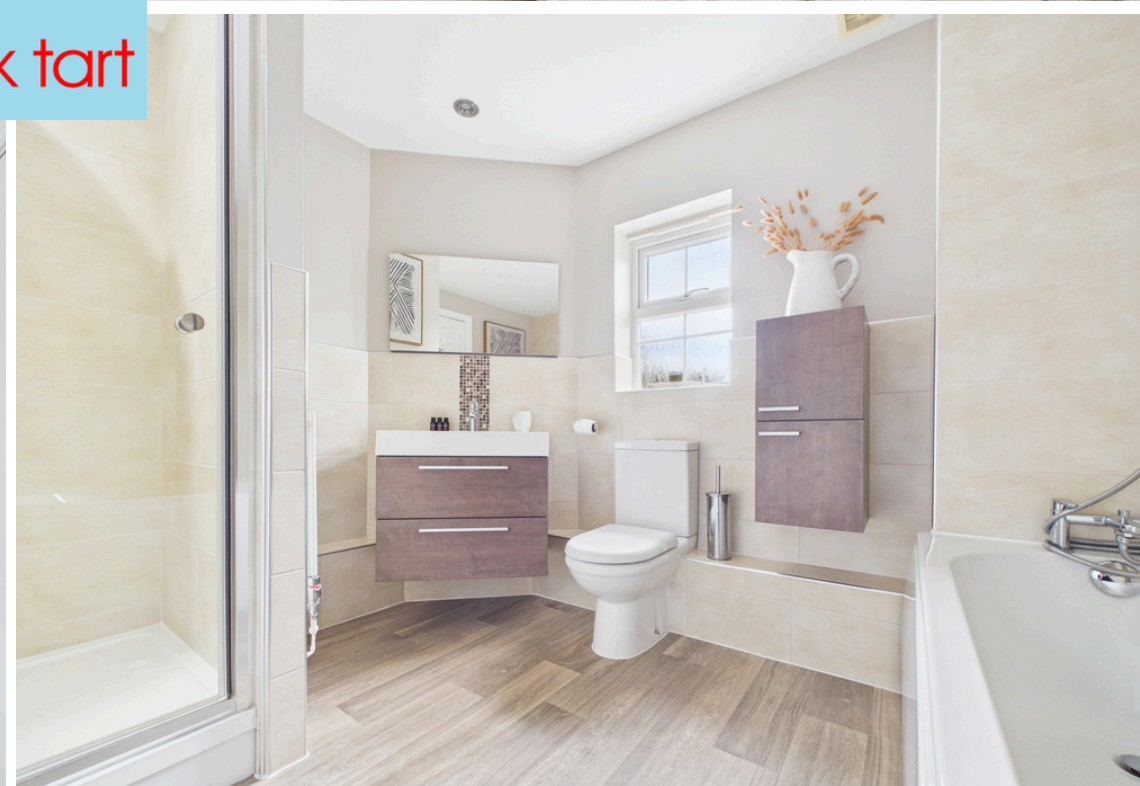


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