



**6, Thelwell Drive  
Codsall, Wolverhampton, WV8 1FD**  
**Fixed asking price £87,500**

AN ATTRACTIVE TWO BEDROOM SEMI-DETACHED FAMILY HOME - NO UPWARD CHAIN

This well proportioned, modern property was built by Taylor Wimpey in 2019 and is conveniently situated in this ever-popular village on the Wheatfield Manor development. It is being sold on a SHARED OWNERSHIP BASIS. The price shown is a 35% share. There is the option to purchase more dependant on affordability.

The accommodation briefly comprises dining kitchen, living room, w.c, two good sized double bedrooms and a family bathroom. The property benefits from ample off-road parking to the driveway and an enclosed rear garden.



## 6 Thelwell Drive, Codsall, Wolverhampton, WV8 1FD

### LOCATION

The property is conveniently situated with highly regarded local schools, Birches Bridge shopping precinct and Codsall Village centre all within walking distance. The area is well served by local shops and amenities having excellent transport links with regular bus services to the surrounding areas and Codsall train station all within walking distance.

### FRONT



Having footpath to the composite front door, which leads directly into the living room, and a tarmac driveway that provides ample off road parking and leads to the side gate giving access to the rear garden.

### LIVING ROOM

12'10" x 15'4" (3.92 x 4.69)



A comfortable family living room having central heating radiator, double glazed window to the front, laminate flooring, door into the kitchen and carpeted staircase leading to the first floor.



### INNER HALL

4'7" x 5'7" (1.41 x 1.72)

Having laminate flooring, door into the W.C. and door to under stairs storage which has laminate flooring and plumbing for washing machine.

### W.C.

4'7" x 6'3" (1.42 x 1.91)

Having a pedestal wash hand basin with mixer tap, close coupled w.c, central heating radiator and laminate flooring.

### KITCHEN/DINER

8'3" x 15'4" (2.53 x 4.69)



A well-proportioned dining kitchen with ample space for a breakfast table. Having stylish wall and base units, concealed boiler, central heating radiator, laminate roll top work surfaces with matching upstand, a 1.5 bowl stainless steel sink with mixer tap, laminate flooring and double glazed window to the rear.

The kitchen benefits from an integrated electric oven, gas hob and integrated hood over. With doors to the rear garden, under stairs storage, W.C. and the living room.

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### BEDROOM TWO

11'4" x 12'2" (3.47 x 3.71)



### LANDING

9'2" x 8'10" (2.80 x 2.70)

Having carpeted flooring and doors to the family bathroom and two bedrooms.

### PRINCIPAL BEDROOM

10'5" x 15'5" (3.20 x 4.70)



A light and airy bedroom having two double glazed windows to the rear, central heating radiator and carpeted flooring.

A good-sized second double bedroom having central heating radiator, two double glazed windows to the front, built in double wardrobe with sliding doors and access to the loft hatch above.



## BATHROOM

6'5" x 6'5" (1.96 x 1.98)



Having a panel bath with thermostatic shower over, pedestal wash hand basin with mixer tap, close coupled W.C, chrome heated towel rail and laminate flooring.

## REAR



To the rear is a good size enclosed garden with a patio area ideal for seating, an area of lawn, electricity point, water tap and timber garden store.



## TERMS

The property will be sold on a Shared Ownership basis to a qualified buyer/s subject to the conditions imposed. Applicants will undergo an online financial assessment with TMP (The Mortgage People). The buyer/s must meet the following criteria :

- your household income is £80,000 a year or less
- you cannot afford all of the deposit and mortgage payments for a home that meets your needs

One of the following must also be true :

- You are a first time buyer
- You used to own a home but cannot afford to buy a new one now
- You are forming a new leasehold, for example, after a relationship breakdown
- You are an existing shared owner and you want to move
- You own a home and want to move but cannot afford a new home that meets your needs

## LEASEHOLD

On a 35% shared ownership, the total rent payable per calendar month is £414.17 up until 31 March 2024. This includes rent (£385.34), admin charge (£2.36), building insurance charge (£8.33) and service charge (£18.14).

The lease length is 99 years as of 15/2/2019.

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

### **COUNCIL TAX BAND - C**

South Staffs CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

### **FIXTURES AND FITTINGS**

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

### **FLOOR PLANS**

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

### **FREE MARKET APPRAISAL**

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

### **POSSESSION**

Vacant possession will be given on completion.

### **SERVICES**

We are informed by the vendor that all mains services are connected.

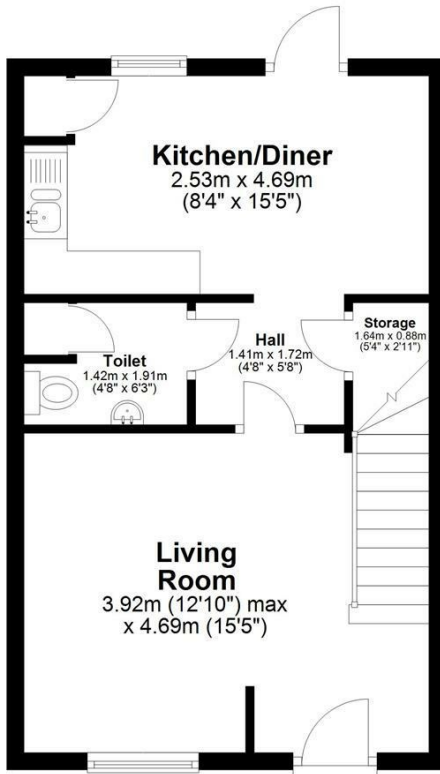
### **VIEWING**

By arrangement through Worthington Estates Codsall office (01902) 847 358.



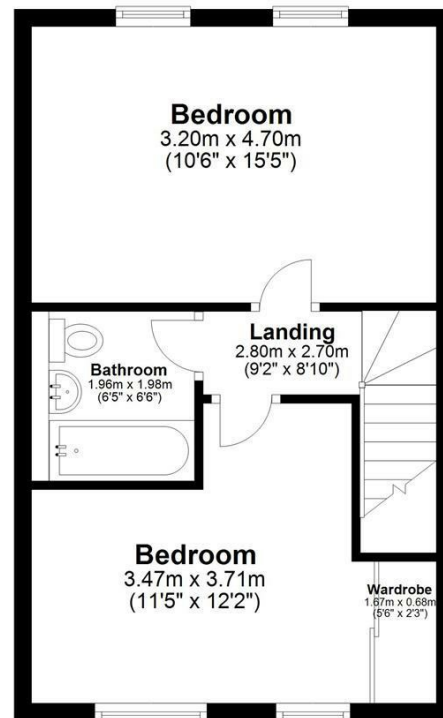
## Ground Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



## First Floor

Approx. 37.0 sq. metres (398.1 sq. feet)



Total area: approx. 73.8 sq. metres (794.2 sq. feet)

### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>96</b> |
| (81-91) <b>B</b>                            | <b>83</b>                  |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>  |                            |           |
| (81-91) <b>B</b>  |                            |           |
| (69-80) <b>C</b>  |                            |           |
| (55-68) <b>D</b>  |                            |           |
| (39-54) <b>E</b>  |                            |           |
| (21-38) <b>F</b>  |                            |           |
| (1-20) <b>G</b>   |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |