



24 Thelwell Drive, Codsall, Wolverhampton, WV8 1FD

**BERRIMAN**  
**EATON**

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

A two bedroom semidetached property with well-appointed accommodation which forms part of a sought after development in a prime position in a highly regarded South Staffordshire village.

### LOCATION

Thelwell Drive stands in a superb position just off Sandy Lane in a popular South Staffordshire address. Both Bilbrook and the highly regarded village of Codsall provide a full complement of local facilities and amenities with a vibrant and active community. There is a comprehensive range of shopping facilities available within easy reach and the area is well served by schooling in both sectors. Bilbrook and Codsall are well located for easy communications and are situated within easy reach of the extensive amenities afforded by Wolverhampton City Centre, local rail services run from Codsall and Bilbrook stations with mainline connections at Wolverhampton and the M54 (Junction 2) is within easy reach.

### DESCRIPTION

24 Thelwell Drive is a well-proportioned semi-detached house with well-presented accommodation over two floors. To the ground floor there is a generous lounge, breakfast kitchen and guest cloakroom and to the first floor two double bedrooms and bathroom. There are double glazed windows and gas fired central heating.

### ACCOMMODATION

A composite door opens into the LOUNGE with a double glazed window to the front and laminate flooring. From the lounge a door opens into the DINING KITCHEN comprising wall and base mounted units with fitted work surfaces, integrated oven, gas hob, fridge freezer, a stainless steel sink and drainer, a double glazed window and door to the rear. There is a large understairs storage cupboard and a GUEST CLOAKROOM with a WC and wash basin.

Stairs with wooden balustrading rise to the LANDING. There are TWO GOOD SIZE DOUBLE BEDROOMS with double glazed windows and a well appointed BATHROOM comprises a bath with a rainfall shower oven, WC, wash basin and a heated towel rail.

### OUTSIDE

The property stands behind a DRIVEWAY affording off street parking for two vehicles. Gated side access opens into the REAR GARDEN with a paved patio, shaped lawn, well stocked beds and borders.

### LEASE DETAILS

The property is held on a lease for a term of 99 years from 9th April 2019 therefore having approximately 93 years remaining

Shared Ownership Rent - £497.52 a month. pcm to 1st April 2027  
Variable Service Charge - £31.52 to April 2027

Total Payable - £529.04 pcm to April 2027

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND C – South Staffordshire  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the Tettenhall Office.

The property is LEASEHOLD.

Broadband – Ofcom checker shows Standard, Superfast and Ultrafast are available  
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

#### Tettenhall Office

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tettenhall@berrimaneaton.co.uk

#### Lettings Office

01902 749974

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#### Bridgnorth Office

01746 766499

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#### Wombourne Office

01902 326366

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

25% Shared Ownership  
£65,000

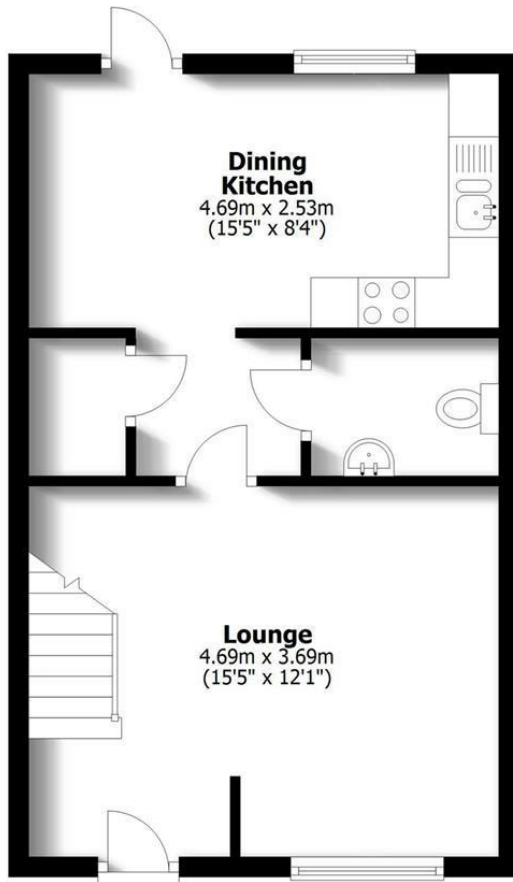
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**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs 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.

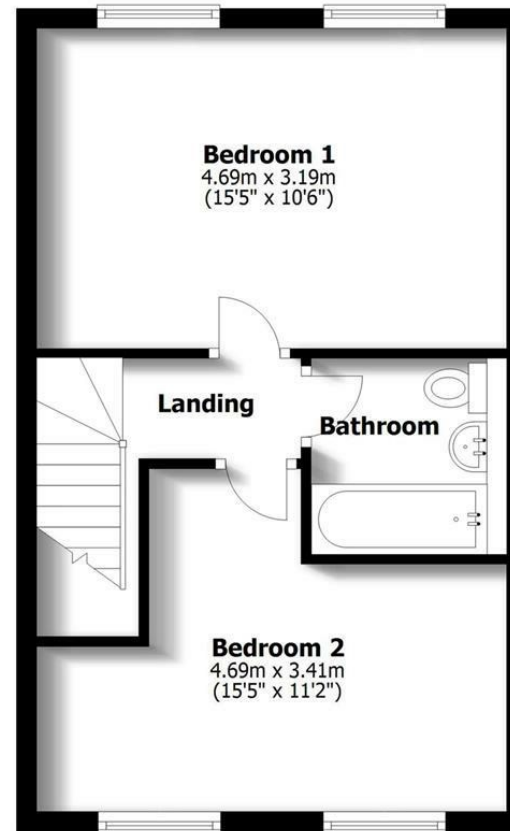


**24 THELWELL DRIVE  
CODSALL**

**TOTAL: 73.2sq.m. 788sq.ft.**  
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**



**First Floor**

