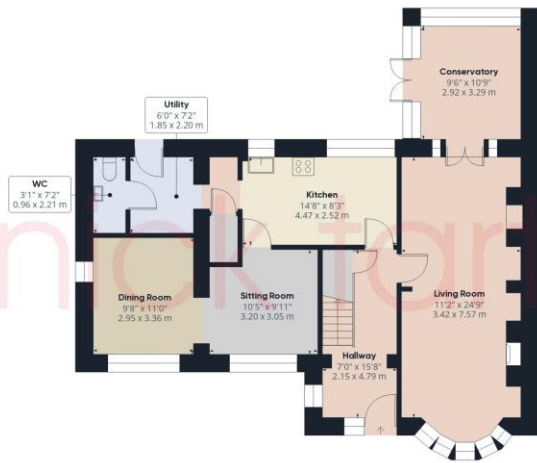




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Windynook, Holyhead Road, Oaken, WV8 2HX

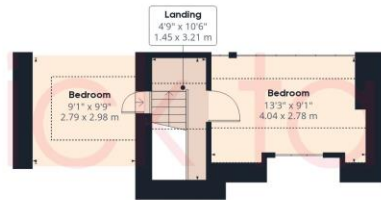




Ground Floor



Floor 1



Floor 2



Approximate total area<sup>††</sup>

1764.85 ft<sup>2</sup>  
163.96 m<sup>2</sup>

Reduced headroom

120.93 ft<sup>2</sup>  
11.23 m<sup>2</sup>

(†) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Welcome to WINDYNOOK, an exceptional 5-bedroom property located along the Holyhead Road, Codsall, which enjoys convenient access to the A41 and Wolverhampton respectively including the further principal villages and towns of Albrighton, Telford and Shifnal with all hosting an abundance of amenities and local shops.

The property was originally built in 1905 and now sprawls a total area of 1764 sq ft. spread over three thoughtfully planned floors, all resplendent with practical and luxurious features alike.

- Downstairs WC and utility
- Kitchen
- Living room with wood burner
- Dining room
- Sitting room
- Conservatory
- Master bedroom with en-suite & walk in wardrobe
- House bathroom with separate shower cubicle
- 4 Further bedrooms
- Ample driveway with garage and carport

The accommodation in further detail comprises...

### Ground floor

**Entrance hall** has wood effect flooring, understairs storage cupboard, radiator, UPVC double-glazed window to the front and side with obscure glass respectively, composite style front door, radiator, doors to...

**Kitchen** which has a matching range of wall and base level units with work surface over, plumbing for dishwasher, gas cooker point, double sink unit with mixer tap, pantry space an arch way leading to the **utility space** and **downstairs WC** whilst a UPVC double-glazed door leads outside.

**Living room** which has a cast iron wood burner, wood effect flooring, X2 radiators, UPVC double-glazed bay window to the fore whilst internal single glazed double doors lead to...

**Conservatory** which has tiled flooring and is of brick and UPVC double-glazed construction.

**Sitting room** which has a UPVC double-glazed window to the fore, radiator, wood effect flooring and an archway to the...

**Dining area** which has a UPVC double-glazed window to the fore, wood effect flooring and radiator.

### First floor

**Landing** has a staircase rising to the second floor which has a UPVC double-glazed window to the fore and doors to...

**Master bedroom** which has UPVC double-glazed dual aspect windows, walk in wardrobe, X2 radiators, and an internal door to...

**Ensuite** which has a shower cubical, pedestal wash hand basin, WC, radiator and part tiled walls.

**Bedroom** which has fitted wardrobes, wood effect flooring, radiator and a UPVC double-glazed window to the fore.

**Bedroom** which has a radiator, UPVC double-glazed window to the rear and wood effect flooring.

**Bathroom** which has a suite comprising of a panel bath, WC, wash hand basin with mixer tap and two draw vanity unit under, shower cubicle, part tiled mosaic style walls, radiator with heated towel rail, wood effect flooring and UPVC double-glazed window with obscure glass to the rear.

### Second floor

**The loft was converted approx.. 20 years ago (insurance indemnity pending) and now offers:**

**Landing** which has a double-glazed Velux window and doors to...

**Bedroom** which has a double-glazed Velux window.

**Bedroom** which has X2 double-glazed Velux windows, eaves storage and a wall mounted electric heater.

### Outside

There is a large patio area, barbeque area, brick store, lawn surrounded by pleasant flower and shrub boarders, **carport, garage and a driveway** with ample parking for several vehicles to the fore.

**EPC** - E50

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

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

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

**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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### **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 recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.



