



25 Suckling Green Lane, Codsall, Wolverhampton WV8 2BL

Guide Price £650,000

- ◆ DETACHED HOUSE
- ◆ FOUR BEDROOMS
- ◆ CORNER POSITION
- ◆ DOUBLE GARAGE
- ◆ LOUNGE, DINING ROOM, CONSERVATORY
- ◆ KITCHEN, UTILITY, STORES
- ◆ INCLUDES BUILDING PLOT WITH PLANNING PERMISSION FOR DETACHED BUNGALOW

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A Detached House occupying a bold corner position in a much sought after location with planning permission for the construction of a two bedroom detached bungalow fronting Oaken Park.

The accommodation comprises porch, hall, fitted cloakroom, lounge, dining room, breakfast kitchen, utility room, rear/side lobby with two storerooms off, sunlounge, four bedrooms, refitted shower room, double garage, gardens with sunny aspect. The building plot to the rear garden has the benefit of planning permission for the construction of a detached bungalow.

PORCH (front)

Glazed double entrance doors and side windows, leaded light front door leading to:

HALL (front) 2.08m x 2.55m

Leaded light windows to sides of door, panelled radiator, staircase leading to first floor, opening off:

GUEST CLOAKROOM (rear)

WC with low level cistern, corner wash hand basin, obscure glazed window to rear, storage area opening off beneath stairs.

LOUNGE (front) 3.65m x 5.30m

Feature brickette fireplace with inset gas fire, secondary glazed leaded light window to front, two panelled radiators, sliding patio doors lead through to:

CONSERVATORY (rear) 3.37m x 2.91m

Double glazed windows overlooking rear garden, sliding door to outside.

BREAKFAST KITCHEN (rear) 3.66m x 3.64m

Furnished with a range of base units having cupboards and drawers, range of wall cupboards, inset one and a half bowl single drainer sink with mixer tap, gas cooker point, plumbing for dishwasher, corner cupboard housing gas fired boiler. Door through to:

UTILITY (side) 2.77m x 4.20m

Double drainer stainless steel sink unit with under cupboards, further base cupboards, plumbing for washing machine, obscure glazed window to front elevation.

From Hall, staircase, with quarter turn landings and window to rear overlooking gardens, leading to first floor.

LANDING (rear)

Panelled radiator, airing cupboard opening off.

BEDROOM 1 (through room) 3.61m max into wardrobes (3.05m min) x 5.52

Range of built-in wardrobes having drawers and high level cupboards above, bedhead recess with concealed lighting, secondary glazed leaded light window to front elevation, double glazed window overlooking gardens to rear, two panelled radiators.

BEDROOM 2 (rear) 3.66m max x 2.75

Built-in double wardrobe to corner with high level storage above, built-in dressing table unit with cupboard, drawers and recess, panelled radiator, window overlooking rear gardens, further double wardrobe opening off.

BEDROOM 3 (front) 3.67m x 2.99m

Panelled radiator, leaded light window to front elevation.

BEDROOM 4 (front) 2.64m max x 2.15m

Range of built-in wardrobes/cupboards with louvred doors, panelled radiator, leaded light window to front elevation.

REFITTED SHOWER ROOM (side) 1.66m plus door recess x 1.90m

Furnished with corner cubicle with sliding doors, electronic shower, pedestal wash hand basin with monoblock mixer tap, WC with low level cistern, chromium plated heated towel rail,

extractor fan, walls tiled in complementary ceramics, leaded light window to side elevation.

Outside:

From Utility Room, door through to:

REAR/SIDE LOBBY

Windows overlooking rear garden, glazed panelled door to rear garden, pedestrian side entry door leading from front of property. Opening off:

STOREROOM 1 1.44m x 1.18m

STOREROOM 2 1.45m x 1.88m window to rear lobby

From lobby door leading to:

DOUBLE GARAGE (side/rear) 4.52m x 6.02m

Two windows overlooking rear garden, electric lights and power points, folding entrance doors.

REAR GARDEN

The property enjoys the benefit of a large rear garden with sunny aspect, featuring paved patio area to the rear of the house leading to extensive lawn with side borders and kitchen garden area to the side of the garage. The garden, which has a boundary fronting Oaken Park, is enclosed by timber fencing.

COUNCIL TAX BAND F

PLANNING PERMISSION

Planning Permission was granted for the erection of single storey, detached residential unit in respect of Application Number:23/00160/FUL by South Staffordshire Council. The decision notice was dated 4 May 2023.

TENURE:

We are verbally advised the property is freehold. The Agent has not checked the legal documents to verify the freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

SERVICES:

The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

FIXTURES AND FITTINGS:

All items unless specifically referred to in these sales particulars are expressly excluded from the proposed sale. However, fitted carpets, curtains and certain other items may be taken at a valuation to be agreed.

VIEWING:

Strictly by prior appointment via agents.

NOTE

In accordance with the Estate Agents Act, notice is hereby given that the client is related to an employee of Scriven & Co

MONEY LAUNDERING REGULATIONS:

In order to comply with Money Laundering Regulations, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds including bank statements for deposits in order to purchase and copy of mortgage agreement in principle from the appropriate lender. In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.

EXTRA SERVICES:

By law, the agent must tell the client if the agent or any connected person intends to earn any commission or any other fees from offering or referring other services to the client or buyer. If the agent or any connected person earns money

from any of these services or referrals the agent or the connected person would keep this commission or fee. Part of the payment for these extra services will be paid to the agent as a result of the referral. Scriven & Co offers the following services and has the following referral arrangements in place:

Scriven & Co routinely refers sellers (and buyers) to Infinity Financial Advice. It is the clients' or buyers' decision whether to choose to deal with Infinity Financial Advice. Should the client or a buyer decide to use Infinity Financial Advice the client or buyer should know that Scriven & Co receive a payment from Infinity Financial Advice equating on average to a figure in the order of £200 per referral.

Scriven & Co routinely refers sellers (and buyers) to certain firms of solicitors/conveyancers. It is the clients' or buyers' decision whether to choose to deal with any of the referral companies. Should the client or a buyer decide to use any of these companies the client or buyer should know that Scriven & Co receive a payment from these companies equating to a figure in the order of £100-£200 per referral. We are informed that the solicitors/conveyancers are happy to pay this referral fee to ourselves as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

The agent routinely refers sellers (and buyers) to Warren's removals and storage it is the clients' or buyers' decision whether to choose to deal with Warren's removals and storage. Should the client or a buyer decide to use Warren's removals and storage the client or a buyer should know that the agent receives a referral fee to the value of £50 from them for recommending a client or buyer to them.







Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

GRANT OF PLANNING PERMISSION

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Application Number: 23/00160/FUL
Proposed: Proposed erection of single storey, detached residential unit
At: 25 Suckling Green Lane Codsall Staffordshire WV8 2BL

In pursuance of their power under the above mentioned Act, South Staffordshire Council hereby **GRANT** planning permission for the development described above in accordance with the details given in the application numbered above,

Subject to the following condition(s):

1. The development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which this permission is granted.
2. The development authorised by this permission shall be carried out in complete accordance with the approved plans and specification, as listed on this decision notice, except insofar as may be otherwise required by other conditions to which this permission is subject.
3. No works above damp-proof level shall take place until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
4. Within 1 month of any development commencing on the site a landscape scheme shall be submitted to the Local Planning Authority for approval. The approved scheme shall be implemented concurrently with the development and completed within 12 months of the completion of the development. The Local Planning Authority shall be notified when the scheme has been completed. Any failures shall be replaced within the next available planting season and the scheme shall be maintained to the satisfaction of the Local Planning Authority. The planting shall be retained and maintained for a minimum period of 10 years by the property owner from the notified completion date of the scheme. Any

plant failures that occur during the first 5 years of the notified completion date of the scheme shall be replaced with the same species within the next available planting season (after failure).

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any other subsequent equivalent order, no development within the following classes of development shall be carried out to the dwelling(s) hereby approved without the prior approval of the Local Planning Authority:
 - a. Schedule 2, Part 1, Class B - addition or alteration to the roof
 - b. Schedule 2, Part 1, Class C - any other alteration to the roof
 - c. Schedule 2 Class AA - enlargement of a dwellinghouse by construction of additional storeys
6. - The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority, and

- The scheme shall be implemented in accordance with the approved details before the development is first brought into use. This is to ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.
7. The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway has been constructed and completed.
8. The development hereby permitted shall not be brought into use until the access drive and parking areas have been provided in accordance with the approved plans.
9. The carport and cycle store indicated on the approved plan shall be used for the parking of motor vehicles and cycles. It shall not be converted to residential use without the express permission of the Local Planning Authority.

The reasons for the Council's decision to grant permission for development subject to compliance with the conditions hereinbefore specified are:-

1. The reason for the imposition of these time limits is to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. In order to define the permission and to avoid doubt.
3. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.

4. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
5. To ensure that the use of the premises does not detract from the reasonable enjoyment of surrounding residential properties in accordance with policy EQ9 of the adopted Core Strategy.
6. To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimize the risk of pollution, in accordance with policy EQ7 of the adopted Core Strategy.
7. In the interest of highway safety.
8. In the interest of highway safety.
9. In the interest of highway safety

Informatives

1. Severn Trent

Severn Trent Water advise that there may be a public sewer located within the application site. Although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under the Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and contact must be made with Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building.

Please note that there is no guarantee that you will be able to build over or close to any Severn Trent sewers, and where diversion is required there is no guarantee that you will be able to undertake those works on a self-lay basis. Every approach to build near to or divert our assets has to be assessed on its own merit and the decision of what is or isn't permissible is taken based on the risk to the asset and the wider catchment it serves. It is vital therefore that you contact us at the earliest opportunity to discuss the implications of our assets crossing your site. Failure to do so could significantly affect the costs and timescales of your project if it transpires diversionary works need to be carried out by Severn Trent.

NOTE: we would not permit a surface water discharge into the public foul sewer, and recommend the applicant seeks alternative arrangements - please note, we would insist soakaways and other SUD techniques are investigated before considering a discharge to the public surface water sewer with restricted rates.

IMPORTANT NOTE: This response only relates to the public waste water network and does not include representation from other areas of Severn Trent Water, such as the provision of water supply or the protection of drinking water quality.

2. County Highways

The dropped crossing to the site shall be constructed in accordance with the submitted drawing No.1730 - 01. Please note that prior to the access being constructed, you require a Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link 'vehicle dropped crossings' which includes a 'vehicle dropped crossing pack' and an application Form.

<http://www.staffordshire.gov.uk/transport/staffshighways/licences>.

3. Ecological

Please note that the application site is within a Green Impact Risk Zone for Great Crested Newts. Whilst the proposal is considered to be low risk, there is the possibility that those species may be encountered once work has commenced. The gaining of planning approval does not permit a developer to act in a manner which would otherwise result in a criminal offence to be caused. Where such species are encountered it is recommended the developer cease work and seek further advice (either from Natural England or NatureSpace) as to how to proceed.

Approved Plans

Plan Type	Reference	Version	Received
Proposed Plans and Elevations	1730-01	B	24 March 2023
Street Scene	1730-02		17 March 2023

Signed

Dated: 4 May 2023



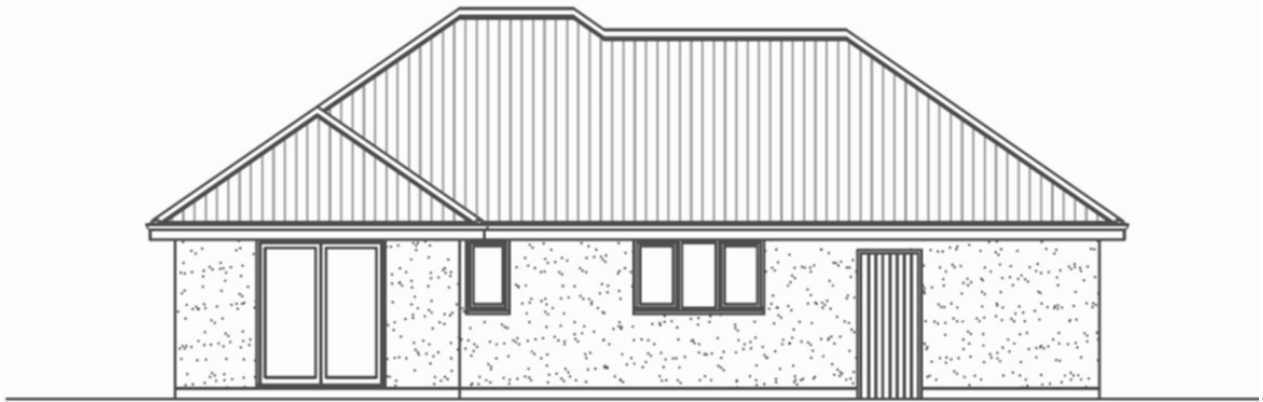
Helen Benbow
Development Management Team Manager

Halas PBC
173 Lower High Street
Stourbridge
DY8 1TG

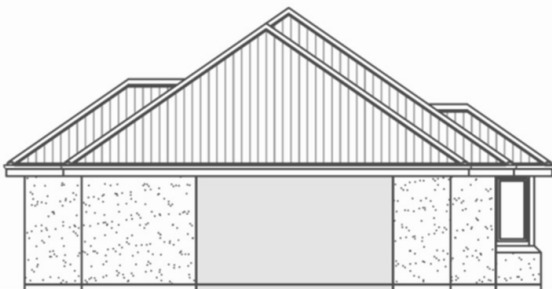
Proposed Dwelling - Oaken Park, Codsall.



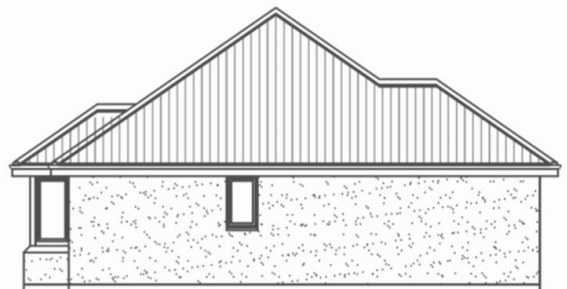
Front Elevation



Rear Elevation



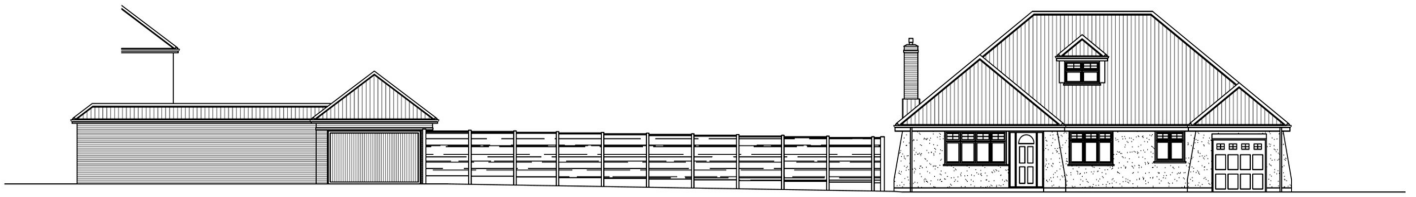
Side Elevation



Side Elevation

Not to scale: for illustration purposes only.

Proposed Dwelling - Oaken Park, Codsall.



EXISTING

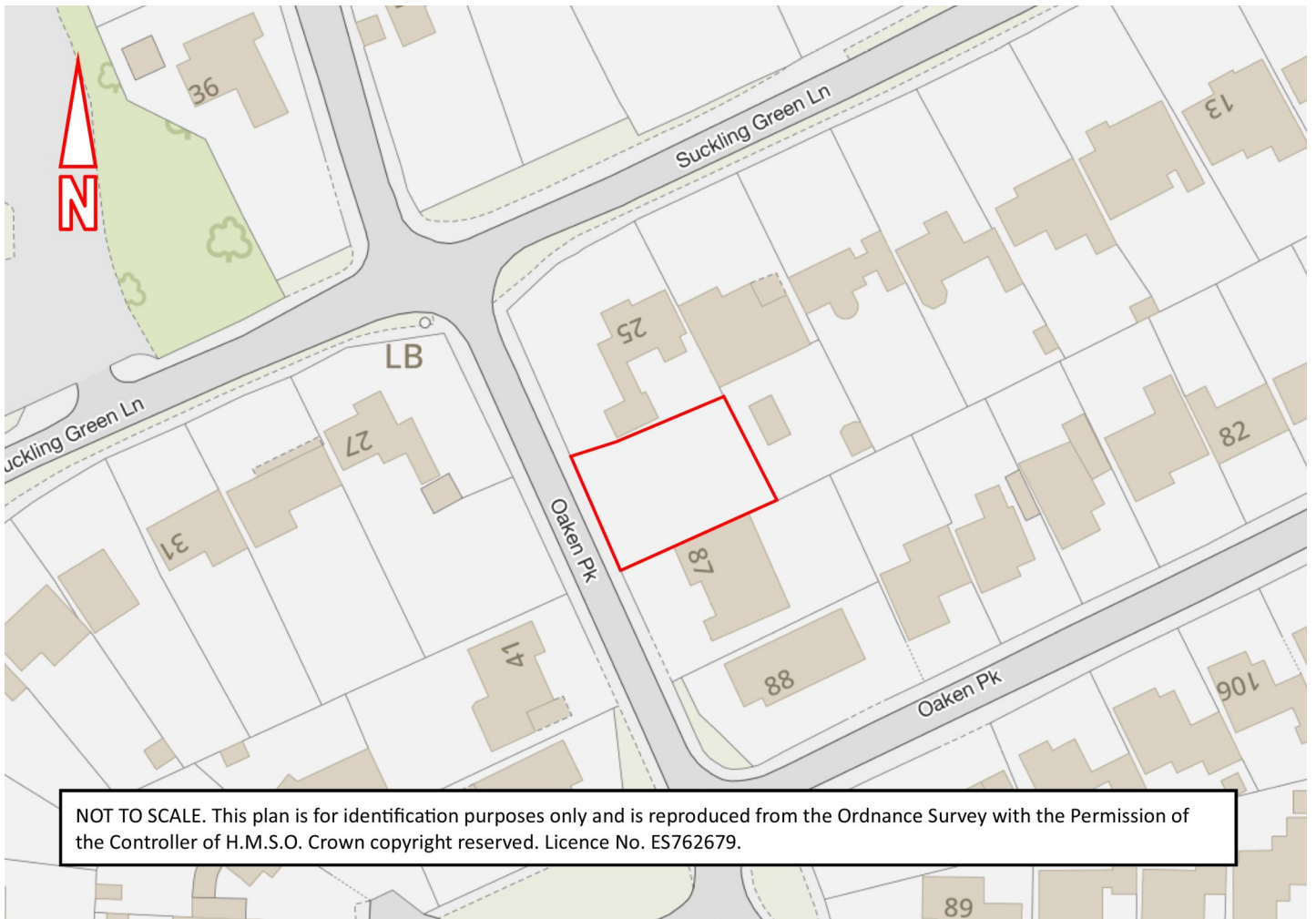
Existing Street Scene



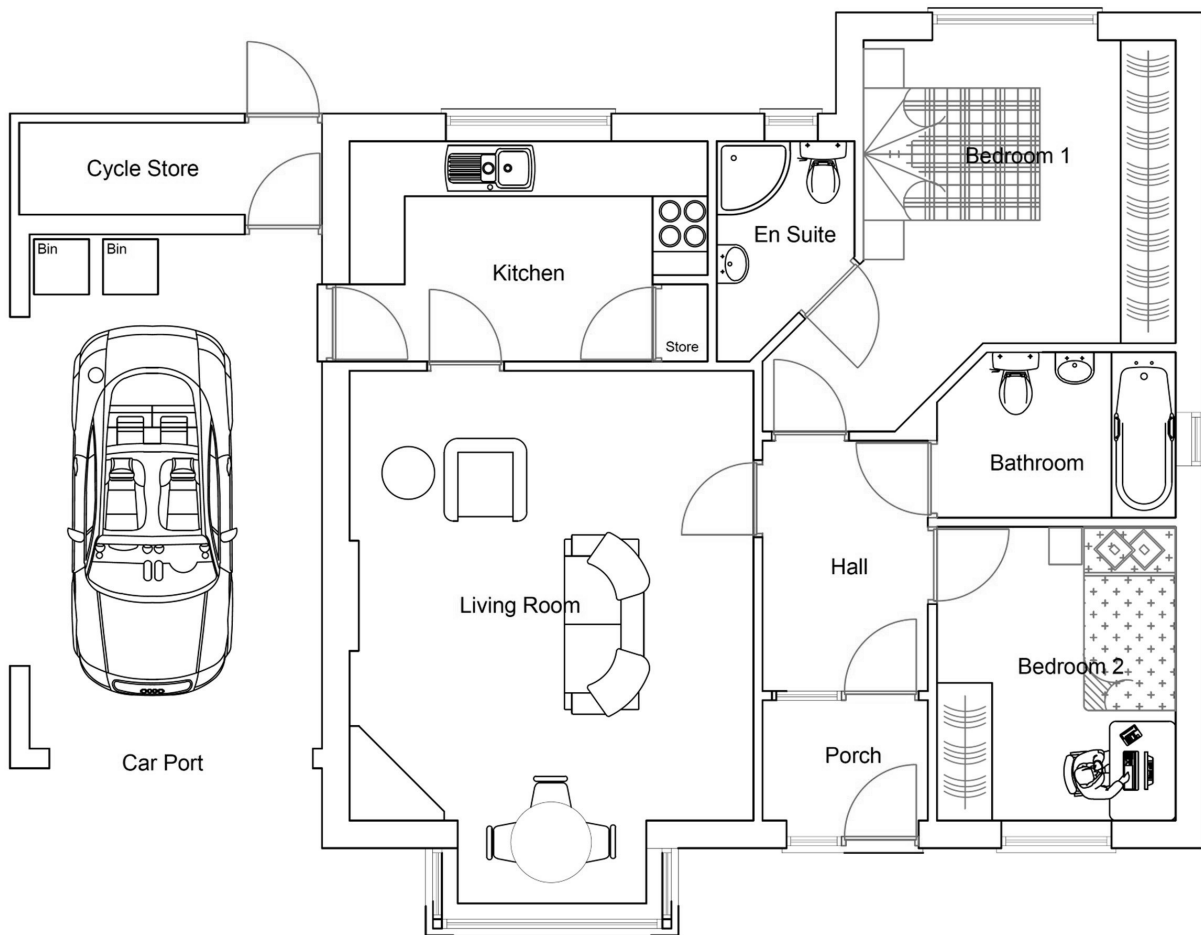
PROPOSED

Proposed Street Scene

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Floorplan of proposed bungalow Not to scale: for illustration purposes only.

Useful links for property information:

Mobile and broadband checker: If mobile coverage and broadband speed is an important issue we would suggest checking with:
<https://checker.ofcom.org.uk>

Flooding: If you wish to check flooding information in respect of the property, the following may be of assistance:
<https://www.gov.uk/request-flooding-history>

Long term flood risk check of an area in England: <https://www.gov.uk/check-long-term-flood-risk>

Service provider information: we would suggest the following:

Gas supply:

<https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>
<https://www.findmysupplier.energy>

Electric supply:

<https://www.energynetworks.org/customers/find-my-network-operator>
<https://www.nationalgrid.co.uk>

Water supplier:

<https://www.ofwat.gov.uk/households/your-water-company>
<https://www.water.org.uk/customers/find-your-supplier>

Important notices

The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

VAT : All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).

Ground Floor



First Floor



Not to scale. This floor plan is for illustration purposes only. The position and size of doors, windows and other features are approximate.



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Quinton, Birmingham, B32 1AD

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■ www.scriven.co.uk

■ Regulated By RICS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		