



The Rambles, 16 Shop Lane, Oaken, Wolverhampton, WV8 2AX

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A delightful, semi-detached period cottage providing well proportioned two bedroomed accommodation in a small and sought-after South Staffordshire hamlet

LOCATION

Oaken is a small hamlet standing in beautiful South Staffordshire countryside with a lovely rural feel and yet it is within easy travelling distance of both Codsall and Tettenhall Village centres with Wolverhampton City Centre itself being within convenient travelling distance. Communications are excellent with the A41 being nearby, rail services running from Albrighton and Codsall and the M54 facilitating fast access to Shrewsbury, Birmingham and beyond.

DESCRIPTION

The Rambles is a period, semi-detached cottage with well proportioned accommodation over both ground and first floors with double glazing and gas fired central heating.

The house stands behind a frontage providing off street parking together with further parking on the drive to the side with the delightful, cottage style garden beyond.

ACCOMMODATION

A double glazed front door on the side of the house opens into the DINING ROOM with laminated flooring, a double glazed window to the rear and ceiling coving. There is a SITTING ROOM with a light corner aspect with double glazed windows to both the front and side, a white painted Louis style fireplace with marble hearth and slips and electric fire, wiring for wall lights, dado rail and ceiling coving. The KITCHEN has a range of wall and base mounted cupboards with roll top working surfaces, an inset four ring Stoves gas hob together with a built in Stoves double electric oven, plumbing for a dishwasher, plumbing for a washing machine, sink unit, ceramic tiled floor and a stable style door opening into a double glazed side LOBBY with tiled floor and external door. A door from the kitchen opens into the ground floor CLOAKS AND SHOWER ROOM with a white suite of WC and pedestal basin together with a fully tiled shower, tiled floor and a double glazed window.

Stairs from the dining room rise to the galleried first floor landing with dado rail. BEDROOM ONE is a good double room in size with a light corner aspect with double glazed windows to both the front and side, an extensive range of fitted wardrobes, a decorative white painted cast iron Coalbrookdale style fireplace and dado rail. BEDROOM TWO has a double glazed window overlooking the garden and dado rail and the BATHROOM has a white suite with a panelled bath, WC and pedestal basin, part tiled walls, a double glazed rear window and a boiler cupboard with wall mounted gas fired central heating boiler.

OUTSIDE

The Rambles stands behind a frontage laid in brick pavements providing off street parking with a DRIVE to the side also laid in brick pavements providing further parking with gated access to a side COURTYARD. There is a TOOL STORE / WORKSHOP with a paved terrace and the GARDEN beyond with a small, shaped lawn, gravelled areas and stocked beds and borders.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND C – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.

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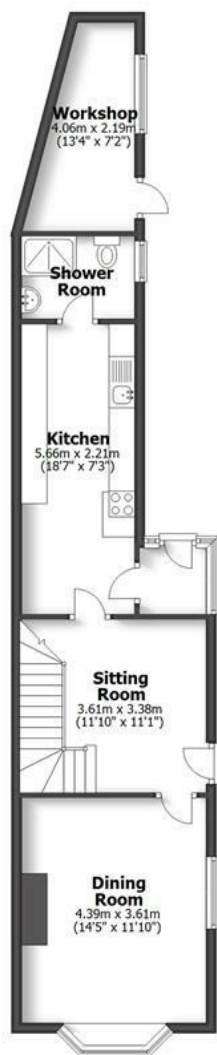
Offers Around
£259,500

EPC: D

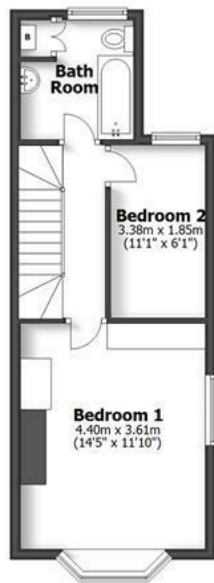
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

16 Shop Lane

Oaken



Ground Floor



First Floor

HOUSE: 81sq.m. 872sq.ft.
 WORKSHOP: 6.7sq.m. 72sq.ft.
TOTAL: 87.7sq.m. 944sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



