



12 Oakfield Road, Codsall, Wolverhampton, WV8 1LA

BERRIMAN  
EATON

# 12 Oakfield Road, Codsall, Wolverhampton, WV8 1LA

A well presented three bedroom semi-detached property in a sought-after residential location with beautiful gardens to the front and rear.

## LOCATION

Oakfield Road lies just off Lane Green Road in a conveniently accessible, popular and sought after residential area. The wide ranging facilities afforded by Bilbrook, Codsall and Tettenhall are all within easy reach and the area is well served by schooling. Rail services run from Bilbrook station with direct connections to Birmingham and Shrewsbury.

## DESCRIPTION

12 Oakfield Road has been well looked after by the current owners and offers well proportioned accommodation over both floors with two reception rooms and kitchen to the ground floor and three bedrooms and a shower room to the first floor. There are beautiful gardens to the front and rear, a driveway, garage and a summer house. The property benefits from gas central heating and double glazing.

## ACCOMMODATION

A double glazed PORCH has a glazed door opening into the HALL with coved ceiling with an understairs storage cupboard. There is a LOUNGE with a double glazed square bay to the front, a coal effect gas fire with marble hearth and formal surround and coved ceiling with sliding, glazed doors into the DINING ROOM with a double glazed patio door to the rear garden, coved ceiling and a serving hatch to the kitchen and a door to the KITCHEN with a range of wall and base units and display shelving with roll top working surfaces, a one and a half bowl, ceramic sink and drainer, tiled splash back, a four ring electric hob with filtration unit above and Bosch oven beneath, plumbing for a washing machine, space for a fridge freezer, space for a tumble dryer and a door to a REAR LOBBY with a door to the rear garden and open through to the garage.

A contemporary glass and oak banister with a double glazed window to the side rises to first floor landing. BEDROOM ONE has a double glazed walk in square bay window to the front. BEDROOM TWO is also double in size with a double glazed window to the rear and built in wardrobes. BEDROOM THREE is a good size for a third bedroom with a built in over stairs cupboard, double glazed window to the front and access to the loft which has been boarded. The SHOWER ROOM has a shower cubicle, vanity unit with wash basin set in a roll top surface with cupboards beneath, WC and matching wall cupboard, integrated ceiling lighting, tiled walls and a double glazed window to the rear.

## OUTSIDE

12 Oakfield Road sits behind a DRIVEWAY laid in tarmac affording parking for several vehicles with a shaped lawn to one side with flowering borders. The GARAGE has double doors, one of which is pedestrian allowing access to the beautiful REAR GARDEN with a paved entertainment terrace to the rear with a path leading to the SUMMER HOUSE with electricity connected and an area of seating to the front, there are shaped lawns with flowering beds to the borders, an area of hidden garden with a greenhouse and a shed. There is an external cold water supply and lighting.

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 FREEHOLD.

Broadband – Ofcom checker shows Standard and Ultrafast are available  
Mobile – Ofcom checker shows the four main providers cover the area  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

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

Offers Around  
£272,500

EPC: D

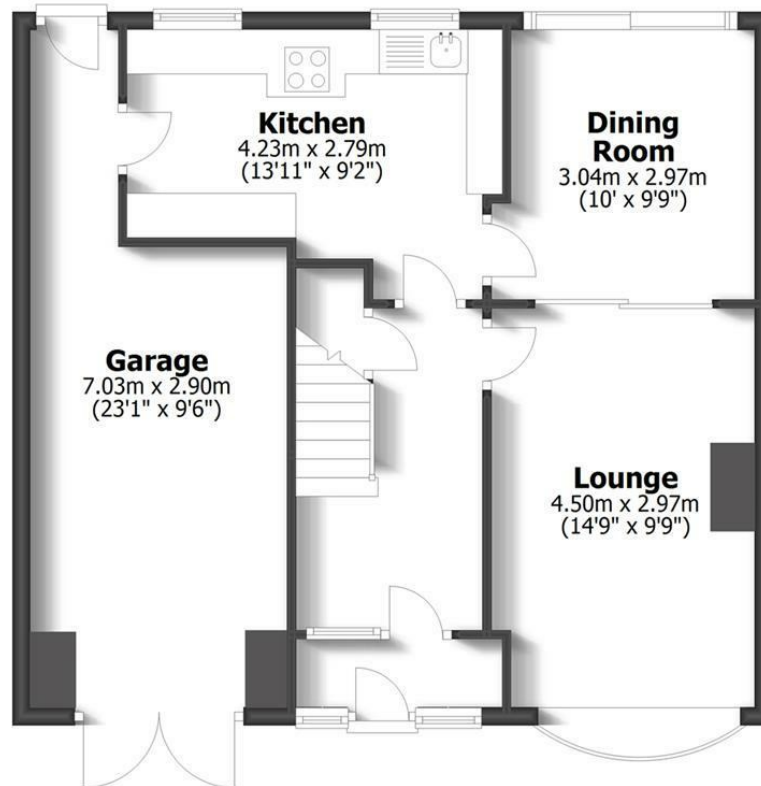
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



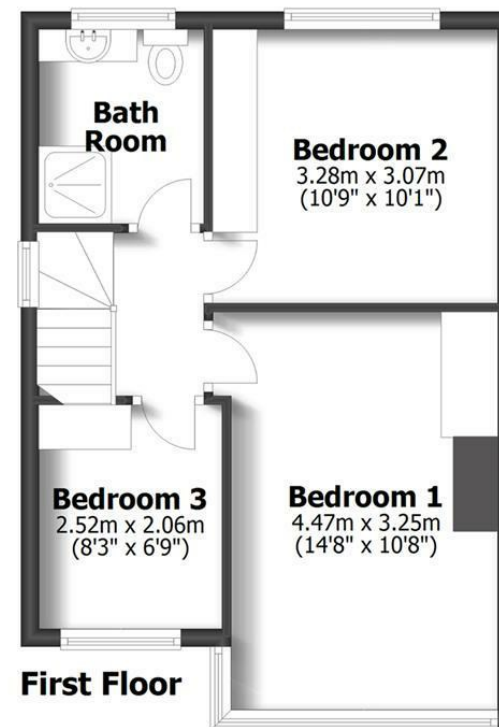
**12 Oakfield Road**  
Codsall

HOUSE: 81.6sq.m. 878sq.ft.  
GARAGE: 15.7sq.m. 169sq.ft.  
**TOTAL: 97.3sq.m. 1047sq.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**

