



57 Oaken Park, Codsall, Wolverhampton, WV8 2BW

BERRIMAN
EATON

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A superbly located and well appointed detached three bedroom family home having an enclosed garden to the rear and accommodation of excellent proportions

LOCATION

Oaken Park is situated just off Suckling Green Lane within easy reach of the excellent and varied everyday shopping facilities provided by the thriving centre of Codsall Village.

Communications are excellent with local rail services running from both Codsall and Bilbrook Stations with direct connections to Shrewsbury and Birmingham and the M54 being easily accessible at J2 facilitating fast access to Birmingham and beyond. Furthermore, the area is well served by schooling of high repute in both sectors.

DESCRIPTION

The property itself is a well-proportioned detached family residence having extended to the ground and first floor levels. There are well appointed kitchen and bathroom suites, gas fired central heating and double glazing.

There is a block paved driveway for off street parking, an integrated garage and a private enclosed rear garden.

ACCOMMODATION

A glazed door opens into the large ENTRANCE HALL having laminate flooring, coved ceiling, a double glazed window to the front and a GUEST CLOAK ROOM with a WC, hand basin with tiled splash back, laminate flooring and a double glazed window to the front. The LOUNGE is a good size having a double glazed bay window to the front, coved ceiling, wiring for two mounted wall lights, a feature brick fireplace with open flame and tiled hearth and glazed doors into the sitting room. The KITCHEN comprises a comprehensive range of wall and base shaker style units, a range of integrated appliances including a double oven, four ring gas hob, fridge freezer and dishwasher, a sink and drainer unit, tiled flooring, integrated ceiling lights, under stairs storage cupboard, a double glazed window to the rear and a double glazed door to the inner lobby having a composite door to front and a glazed door providing access to the garage. The SITTING ROOM has a coved ceiling, wiring for mounted wall lights, double glazed windows to the side and a French door to the rear.

Stairs rise to the upper level LANDING having a coved ceiling, double glazed window to the side and a built in storage cupboard. The PRINCIPAL SUITE comprises a double room with a fitted wardrobe having rails and over head storage, a double glazed window to the rear and a generously proportioned EN-SUITE with a tiled shower cubicle having rainfall shower and separate shower attachment, WC, vanity unit with hand basin and cupboards below, a chrome heated towel rail and a double glazed window to the side. BEDROOM TWO is a double room with a double glazed window to the front and side, a built in storage cupboard with rails and shelving and a separate fitted wardrobe. BEDROOM THREE is a double room with a fitted wardrobe with sliding doors, rails and shelving, a built in storage cupboard, a double glazed window to the front and access up to loft space having two double glazed skylights. The FAMILY BATHROOM has a panelled bath with shower, vanity unit with hand basin and cupboard below, WC, tiled walls and flooring, integrated ceiling light, a chrome heated towel rail and a double glazed window to the rear elevation.

OUTSIDE

The property stands behind a pleasant frontage having a block paved DRIVEWAY providing off street parking, a shaped lawn with stocked beds, hedged borders, gated side access to the rear garden and a GARAGE having base units and a stainless steel sink and drainer unit, space for a washer and dryer, a wall mounted combination boiler and a double glazed window and door to the rear. There is a well maintained enclosed GARDEN to the REAR with a paved patio with a low brick wall and steps up to the shaped lawn having a paved pathway, well stocked beds, hedged borders, shed and greenhouse.

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

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

Offers Around
£489,950

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.



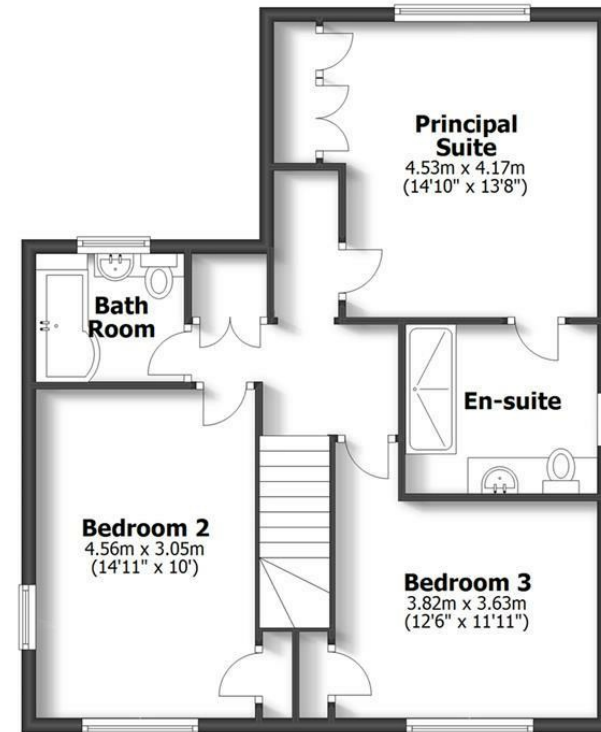
57 Oaken Park

Codsall

HOUSE: 128.4sq.m. 1382sq.ft.
 GARAGE: 29.2sq.m. 314sq.ft.
TOTAL: 157.6sq.m. 1696sq.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

