



Severn House, 19 Oaken Lanes, Codsall, Wolverhampton, WV8 2AH

BERRIMAN
EATON

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A fine Victorian villa standing in a sought after location within walking distance of the centre of the South Staffordshire village of Codsall and standing in a plot of just over a quarter of an acre in total

LOCATION

Oaken Lanes is considered to be one of the most sought after addresses within the highly regarded South Staffordshire village of Codsall which has long since been held in much favour within the residential market. The village centre provides a comprehensive range of local shopping and leisure amenities, and the area is well served by schooling locally with a wide array of excellent schools in both sectors being easily accessible.

Wolverhampton City Centre is nearby, and communications are excellent with local rail services running from Codsall station, with mainline connections at Wolverhampton and the M54 (junction 2) facilitating access to the entire West Midlands. Furthermore, the highly publicised i54 Business Park is within a few minutes' drive.

DESCRIPTION

19 Oaken Lanes is an elegant semi-detached residence of much mature stature providing fine living accommodation with a seamless blend of formal and informal living areas, excellent sleeping provision within a comfortable yet spacious family home. The accommodation provides central heating and partial double glazing.

The house has attractive elevations which are typical of its period. The property provides several traditional features with high ceilings and an excellent size plot of approximately 0.27 acres with a three bay open fronted garage to the rear.

ACCOMMODATION

Open PORCH with Minton tiled flooring with a glazed and coloured door opening into the HALL with ceiling coving and ceiling cornice, an understairs cloaks cupboard with CELLAR beneath (which hasn't been accessed for many years) and a GUEST CLOAKROOM with WC, wash basin, tiled floor and an extractor fan. The LOUNGE is a light room with a walk in bay with sash windows to the front, two double glazed windows to the side, coved ceiling, picture rail and a stone fireplace with open grate. The SITTING ROOM has a walk in bay to the side with sash windows and French doors, coved ceiling, a stone fireplace with open grate, wiring for wall lights. The DINING ROOM has coved ceiling, wiring for wall lights and built in cupboards. Glazed double doors from both the dining room and the sitting room open into the GARDEN ROOM with wood panelling to the walls, wiring for wall lights, full height double glazed windows and doors to the garden and a concealed bar with lighting, cupboards and shelving. The BREAKFAST KITCHEN has a range of wall and base units, working surfaces with tiled splash back, a sink and drainer with a double glazed window over, built in double oven, integrated Bosch dishwasher, integrated fridge, a four ring Siemens electric hob with filtration unit above, tiled flooring throughout with ample space for dining with a double glazed door and window to the rear garden.

Stairs from the hall with wooden balustrading rises to the split level landing with a roof light, built in cupboards and a large storage cupboard. BEDROOM TWO is a good size double room with a sash window to the side with a range of built in furniture including wardrobes, drawers, cupboards and a knee hole dressing table, a sink with cupboards beneath, a tiled feature fireplace and coved ceiling. BEDROOM ONE is a light room with two double glazed windows to the side and a walk in bay with sash windows to the front, a tiled feature fireplace, coved ceiling and pedestal wash basin. BEDROOM THREE is a good size double room with a built in vanity unit with a marble top with undermounted sink with cupboards beneath, built in wardrobes, picture rail and a sash window. BEDROOM FOUR is a good size with a sash window to the side and coved ceiling. The BATHROOM has a panelled bath with electric shower over, WC, vanity unit with cupboard beneath and above, wash basin and plinth lighting, heated ladder towel rail, sash window, a linen cupboard housing the boiler and tiled walls.

Attached to the rear of the property are further buildings including an external LAUNDRY with space for a washing machine and tumble dryer, tiled floor, ceramic sink, integrated ceiling lighting and a double glazed window to the garden. There is a large STOREROOM with electric light and power, this room could be upgraded to be used for a number of different purposes such as home office or gym.

OUTSIDE

19 Oaken Lanes sits behind screening hedges with shaped lawns with flowering beds and borders with a pathway laid in imprinted concrete leading to the front door. There is a wrought iron gate that opens onto the 0.27 acre plot with a DRIVEWAY which is laid in imprinted concrete which meanders through the gardens to the THREE BAY OPEN FRONTED GARAGE. There are beautiful gardens with beds and borders flowering between areas of shaped lawn.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – 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 Superfast broadband are available

Mobile – Ofcom checker shows the four main providers are likely to cover the area outside with limited availability inside.

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

Offers Around
£625,000

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.

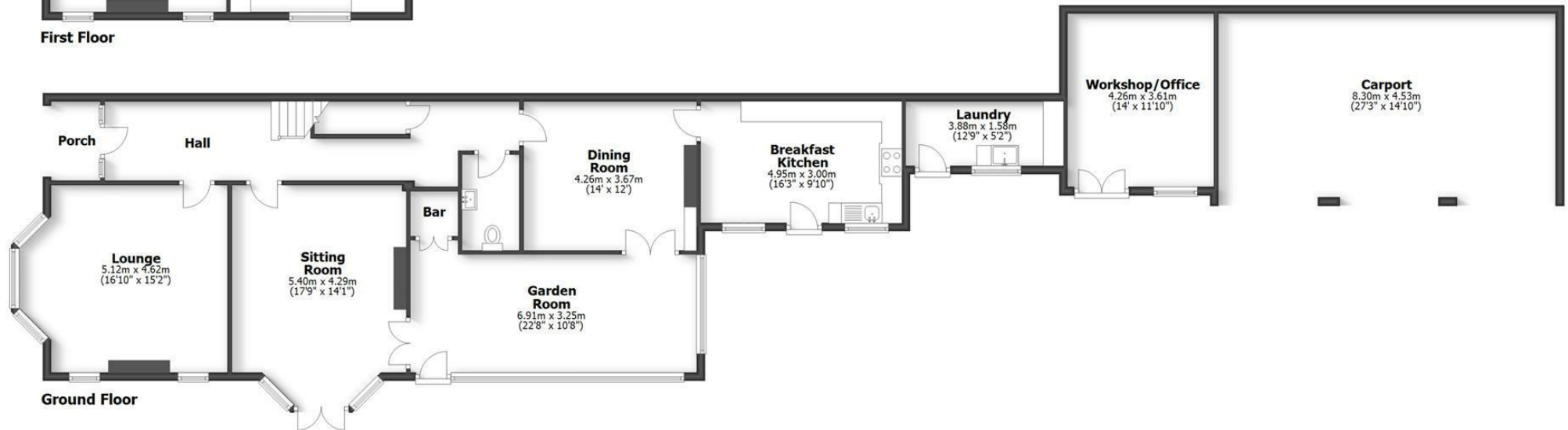
SEVERN HOUSE
19 OAKEN LANES, CODSALL

HOUSE: 232.1sq.m. 2498sq.ft.
CARPORT: 37.6sq.m. 405sq.ft.
TOTAL: 269.7sq.m. 2903sq.ft.

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



First Floor



Ground Floor





