



109 Oaken Park, Codsall, Wolverhampton, WV8 2BW

BERRIMAN  
EATON

# 109 Oaken Park, Codsall, Wolverhampton, WV8 2BW

A delightfully situated single storey residence standing within a large, corner plot with a particularly impressive, return frontage in an exclusive and sought-after address

## 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

109 Oaken Park is a well proportioned two bedroom bungalow which stands in an impressive, corner plot with a large front garden creating a setting of much distinction.

Internally the property has been well maintained over the years but would now benefit from a gentle scheme of modernisation and refurbishment affording buyers the opportunity to personalise the property and make the bungalow "their own".

The house benefits from gas fired central heating with the boiler having been replaced within recent years and there is double glazing.

## ACCOMMODATION

A path leads to the front door which opens into an enclosed PORCH with a door leading to the HALL with a window to the front, access to the part boarded roof space and a GUEST CLOAKROOM with a modern white suite with a WC and wall hung wash basin, part tiled walls, an internal window to the porch and ceiling coving. The LOUNGE is a well proportioned room with a delightful aspect over the front garden, an electric fire standing within a carved surround with marble hearth and slips, wiring for wall lights and ceiling coving. The DINING KITCHEN has a full range of wall and base mounted cupboards and ample space for dining, space for a gas cooker, a wall mounted Ideal gas fired central heating boiler, coved ceiling, two windows and a door into the LAUNDRY / SIDE HALL with wall and base mounted cupboards, stainless steel sink, plumbing for a washing machine, space for a tumble dryer, a door to the drive, an internal door to the garage and a door to a LEAN TO GARDEN ROOM with an external window and external door and a store shed.

BEDROOM ONE is a double room in size with fitted wardrobes with cupboards above, coved ceiling and an internal window to the garden room. BEDROOM TWO is also a good room in size with a side window and ceiling coving and there is a SHOWER ROOM with a white suite of WC and vanity unit with wash basin with cupboards beneath, a corner shower, tiled walls, a window and a linen cupboard with slatted shelving.

## OUTSIDE

109 Oaken Park stands in an excellent, corner position with a large lawn and terrace laid in slate chippings. There is a DRIVEWAY providing ample off street parking, a CAR PORT and a GARAGE with concrete floor, electric light and power and an internal door to the side hall.

There is a small REAR GARDEN which is laid to lawn with stocked beds and borders and a small garden store.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND E – 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 coverage internally.

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  
£399,950

EPC:

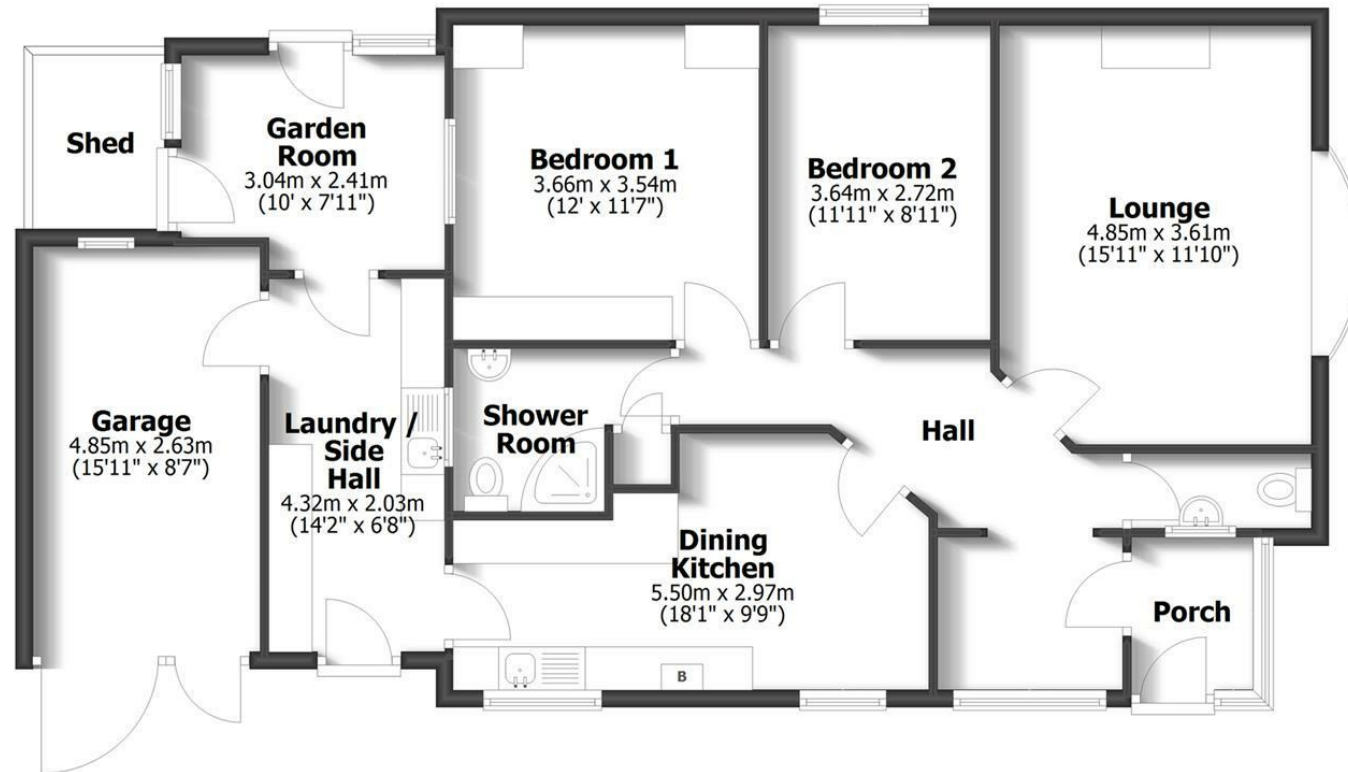
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



**109 Oaken Park**  
Codsall

HOUSE: 92.1sq.m. 992sq.ft.  
GARAGE: 12.7sq.m. 137sq.ft.  
**TOTAL: 104.8sq.m. 1129sq.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**

