



Crossways Oaken Lanes, Codsall, Wolverhampton, WV8 2AR

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A five bedroom Georgian property close to the heart of a popular South Staffordshire village with a wealth of original features and ample parking

LOCATION

Crossways lies within easy reach of the wide range of local shopping facilities and amenities available within both the centre of Codsall itself and the picturesque village of Tettenhall. The area is well served by schooling in both sectors and Wolverhampton City Centre is within convenient travelling distance.

Communications are excellent with Codsall Train Station being within walking distance with direct services to Shrewsbury and Birmingham and the M54 providing access to the entire motorway network.

DESCRIPTION

Crossways is a large property that is full of character with an elegant façade of Georgian origin. There are high ceilings throughout with many rooms having ceiling coving and cornices. There is a large driveway to the front affording off road parking for several vehicles along with a garage. The garden is a lovely feature of the property with a superb garden building which is ideal for parties and comes with a fitted bar.

All the rooms are of a good size with five bedrooms, three bath / shower rooms and four reception rooms as well as a dining kitchen and laundry. Solar panels have been installed but never connected, however, the infrastructure is there should buyers so wish.

ACCOMMODATION

Double wooden doors open into the PORCH with Minton tiled flooring and a glazed door with matching windows to the side and above open into the RECEPTION HALL with Minton tiled flooring, a large storeroom and a GUEST CLOAKROOM with WC, wash basin with cupboards beneath and a double glazed window. A door from the hall opens into the CELLAR with electric light and power, wall mounted boiler and a pressurised hot water cylinder. The DRAWING has wooden parquet flooring with an inset carpet to the centre, sash bay window to the front with plantation shutters, wiring for wall lights, part panelled walls and an electric log burner set in a marble hearth with formal mantle. The SNOOKER ROOM has wooden flooring, recessed, lit display units either side of a Victorian style fireplace with tiled slips and formal, wooden surround with mirrors above, picture lights and sash windows to two elevations. The STUDY has wooden parquet flooring, a sash window and a Victorian style fireplace with wooden mantle with an inset mirror, wiring for wall light and library shelving. The DINING ROOM has wood laminate flooring, two sash windows, a recessed display drinks cabinet, a servants bell box and a door to the LAUNDRY with tiled flooring, wooden cupboards and drawers, space for a tumble dryer and washing machine, a sash window and a coloured internal window to the hall. The focal point of the ground floor is the LIVING / DINING / KITCHEN with a range of wall and base units with downlit display cabinets, granite working surfaces and a contrasting centre island with under mounted circular sink and breakfast bar end, integrated dishwasher, integrated oven, a three ring electric hob with filtration unit above and tiled splash back, integrated wine fridge, tiled flooring throughout with under floor heating, ample space for dining and seating and double glazed windows and doors to two elevations.

A concealed door from the kitchen rises to BEDROOM FIVE / STUDY with wiring for wall lights, wood laminate flooring and a sash window.

A wooden framed staircase with wooden balustrading rises to the large first floor galleried landing with a reading area with sash window. The PRINCIPAL BEDROOM SUITE is a large double room with sash window, wiring for wall lights, under floor heating, built in furniture including wardrobes, knee hole dressing table with downlit mirrors over with drawers to either side and an EN-SUITE SHOWER ROOM with a steam cabin shower with mood lighting and radio, a vanity unit with wash basin with marble surface and vanity cupboard beneath, WC, heated ladder towel rail and three sash windows. The SECOND BEDROOM SUITE is a good size double room with coved ceiling, walk in bay with sash windows, built in wardrobes with a dressing table, there is a dressing area with wiring for wall lights and an EN-SUITE with panelled bath with handheld telephone attachment, WC, a wash basin with vanity cupboards beneath and a sash window. BEDROOM THREE is a good size double with wood laminate flooring, built in wardrobe, an ornamental fireplace and sash windows to two elevations and a wash basin set in a large vanity unit with cupboards and mirror. BEDROOM FOUR is also double in size with a range of fitted furniture, ornamental fireplace and a sash window. The house SHOWER ROOM has a fully tiled shower, a vanity unit with wash basin, cupboard and WC, tiled floor and walls, heated ladder towel rail, integrated ceiling lighting and two double glazed windows.

OUTSIDE

Crossways sits behind wooden gates set in a brick wall which open onto a large gravel DRIVEWAY with parking for several vehicles, a GARAGE with an electric roller shutter door and the drive opens through to the landscaped REAR GARDEN which sits behind screening hedges therefore enjoying a good degree of privacy with decking providing seating areas and a path past a shaped lawn with planted beds and borders rising to a further area of garden with an ornate pond and a GARDEN BUILDING with electric light and power, ample seating and a bar. To the rear of the garden room is a large shed with electric light and power and a further area of garden to the rear.

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 are available

Mobile – Ofcom checker shows the four main providers are likely to cover the area outside, there is some limited / likely coverage inside.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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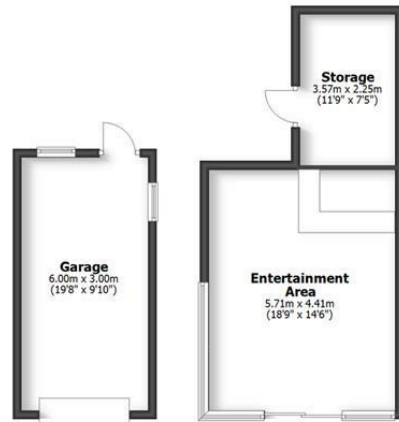
Offers Around
£659,950

EPC: E

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.



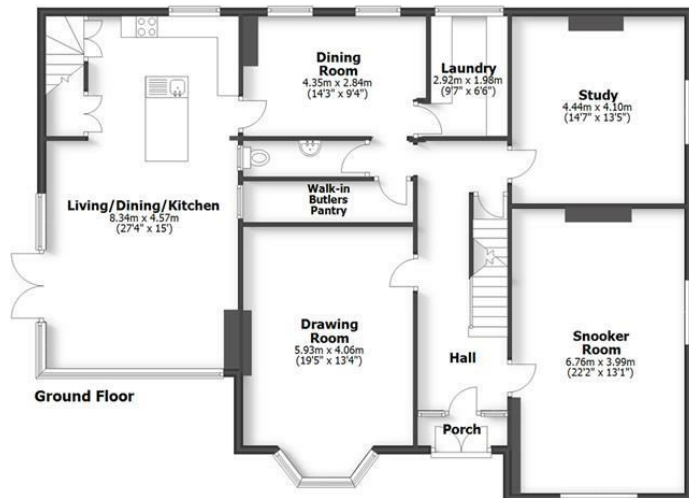
CROSSWAYS OAKEN LANES, CODSALL



Outbuildings

HOUSE: 275sq.m. 2960sq.ft.
CELLARS: 39.1sq.m. 421sq.ft.
OUTBUILDINGS: 51.5sq.m. 554sq.ft.
TOTAL: 365.6sq.m. 3935sq.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



Cellar



First Floor

