



91 Oaken Park, Codsall, South Staffordshire, WV8 2BW

BERRIMAN
EATON

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A recently refurbished single storey residence standing in an exclusive address with well-presented and well-proportioned accommodation throughout

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

91 Oaken Park is a well-proportioned bungalow with versatile accommodation providing for either a two or three bedroom layout according to individual buyer's needs.

The property benefits from double glazing, gas fired central heating and recently refitted kitchen and bathroom suites.

The property stands in a superb plot with an excellent frontage with a driveway laid in herringbone brick paviours and a charming garden to the rear.

ACCOMMODATION

A composite front door opens into the PORCH with a panelled front door with glazed panels to either side opening into the HALL with part glazed double doors opening into the LIVING ROOM with a light corner aspect with windows to both the front and side, a living flame coal effect gas fire standing within a contemporary marble surround. The KITCHEN has a refitted range of wall and base mounted units with an electric hob with stainless steel filtration unit above and built under electric oven, an integrated fridge and freezer and a sink and drainer, shelved larder cupboard with cupboard above and a double glazed window overlooking the rear garden.

There are TWO DOUBLE BEDROOMS with bedroom one being a particularly good room in size and a refitted BATHROOM with a white suite of panel bath with shower over with rainfall head and separate hose, WC and vanity unit with wash basin with cupboard beneath, a side window and chrome towel rail radiator.

A door from the kitchen leads to a side LOBBY and LAUNDRY with plumbing for a washing machine, wall mounted storage cupboard, an internal door to the garage, a door to the garden and a door to the OFFICE / BEDROOM THREE with a light corner aspect and an EN-SUITE WASHROOM with WC with concealed flush and vanity unit with sink with cupboard beneath and a window.

OUTSIDE

91 Oaken Park stands behind a wide frontage with a shaped front lawn with dwarf brick boundary wall and a DRIVEWAY to one side laid in herringbone brick paviours providing ample off street parking. There is a GARAGE with an internal door to the laundry and a lovely REAR GARDEN with a shaped lawn, paved patio and terrace and a 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 are available

Mobile – Ofcom checker shows two of the four main providers have likely coverage indoor with all four having likely coverage outdoor.

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
£499,950

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.



91 Oaken Park Codsall



HOUSE: 97sq.m. 1044sq.ft.
GARAGE: 15.9sq.m. 171sq.ft.
TOTAL: 112.9sq.m. 1215sq.ft.

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

