



Summer Leys, Strawmoor Lane, Oaken, Wolverhampton, WV8 2HY

BERRIMAN
EATON



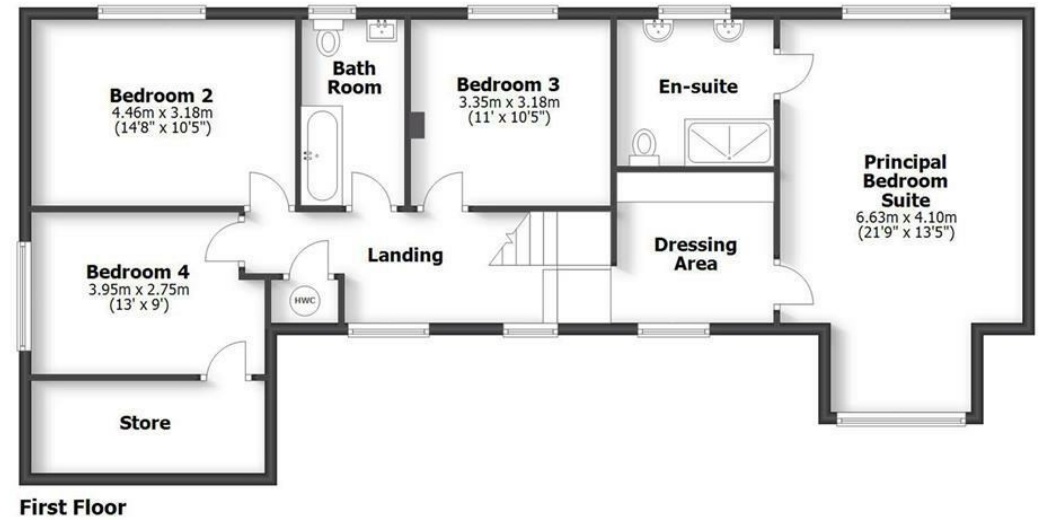
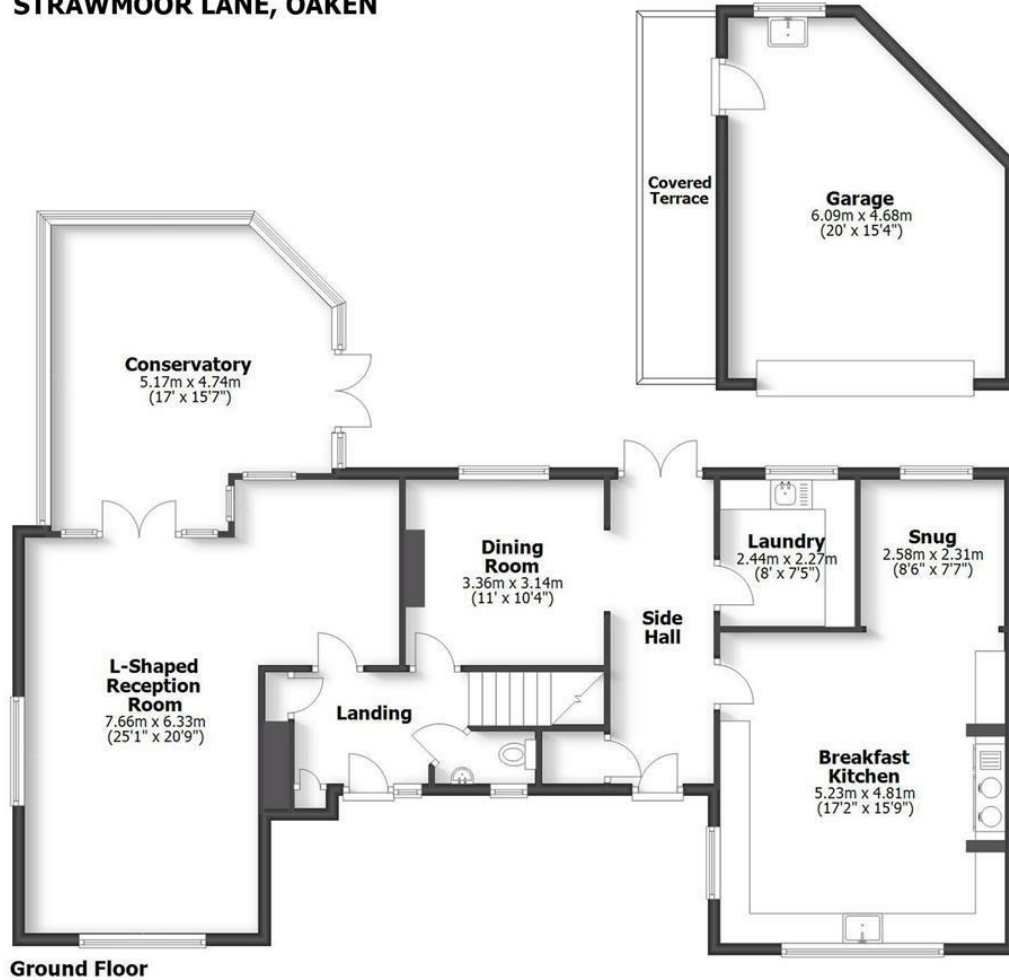


Summer Leys, Strawmoor Lane, Oaken, Wolverhampton, WV8 2HY

A well situated detached house standing in superb grounds together with an adjoining paddock with separate access with a plot size of around 1.5 acres in total in an extremely accessible location

Codsall – 1.5 miles, Albrighton – 2.5 miles, Tettenhall – 3 miles,
Wolverhampton – 5.25 miles (distances approximate)

SUMMER LEYS
STRAWMOOR LANE, OAKEN



HOUSE: 226.4sq.m. 2437sq.ft.
 GARAGE: 25.3sq.m. 272sq.ft.
TOTAL: 251.7sq.m. 2709sq.ft.

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

LOCATION

Strawmoor Lane is a highly regarded address standing in a beautiful setting amidst rolling South Staffordshire countryside close to the Shropshire border. The area benefits from all of the attractions of countryside living and yet is within easy reach of a comprehensive range of local shopping and leisure facilities available within the nearby villages of both Albrighton and Codsall.

The extensive amenities provided by Wolverhampton City Centre and Telford are within convenient travelling distance with the M54 facilitating fast communications to Birmingham and the entire industrial West Midlands. Rail services run from both Codsall and Albrighton stations with direct services to Shrewsbury, Birmingham and beyond. The area is well served by schooling in both sectors with Birchfield Preparatory School in Albrighton, St Dominics Grammar School in Brewwood, Adams Grammar in Newport, Tettenhall College and the Wolverhampton Grammar School all being worthy of note.

DESCRIPTION

Summer Leys is a substantial house providing well balanced living accommodation over two storeys which has been the subject of a comprehensive scheme of improvement and refurbishment over recent years. There are appointments of quality throughout with tasteful décor to all of the rooms.

The property stands within a superb position on Strawmoor Lane with a deep frontage and large rear garden which has been well landscaped and well maintained. There is an adjoining paddock, which has separate vehicular access, of approximately one acre with a total plot size of around 1.5 acres.

One of the principal attractions of Summer Leys is its glorious setting with a fine open aspect to the rear over adjoining fields and farmland which belies the property's proximity to excellent commuter links and local shopping facilities.

ACCOMMODATION

A PORCH with front door opens into the HALL with polished wooden flooring, a store cupboard, a cloaks cupboard and a CLOAKROOM with a white suite. There is a superb L-SHAPED PRINCIPAL RECEPTION ROOM with a light corner aspect, wooden flooring, a wide brick fireplace with open grate and quarry tiled hearth and doors to a modern CONSERVATORY which is fully double glazed with French doors to the garden and central heating making the room usable all year round. The DINING ROOM has a store cupboard and overlooks the garden to the rear and leads to a SIDE HALL with doors to both the drive and the garden and a door to the superb BREAKFAST KITCHEN with a comprehensive range of panelled wall and base mounted units with granite working surfaces and upstands, an under-mounted ceramic sink, a four-oven oil-fired Aga, integrated Bosch dishwasher, windows to the front and side, a ceiling beam, integrated ceiling lighting and an oak framed opening into a SNUG which provides a lovely, informal sitting area with a window overlooking the rear garden. There is a LAUNDRY leading off the side hall.

Stairs from the hall rise to the LANDING with access to the PRINCIPAL SUITE comprising a dressing area with under eaves storage which approached from the landing through an open doorway with a range of built-in wardrobes, a double bedroom with a through aspect and a well appointed ensuite shower room with a contemporary suite with a fully tiled shower, WC and twin washstands, wall mirror with plinth downlighting and radiator with towel rail attachment. There are THREE FURTHER DOUBLE BEDROOMS, one with a large under eaves store cupboard and a well appointed BATHROOM with a modern suite with panelled bath with mixer tap with shower attachment, a contemporary vanity unit with wash basin, WC and rear window.

OUTSIDE

Summer Leys stands within superb grounds and gardens with an impressive frontage with an electric, five bar wooden gate opening on to a large drive laid in tarmac affording ample off street parking for multiple vehicles. The drive continues to the side of the house through a wooden gate to a secondary drive which leads to the timber-built GARAGE BLOCK with a double garage with remote controlled elevating door, a covered side terrace providing log store and seating area. The REAR GARDEN is of an excellent size with a porcelain paved terrace to the rear of the property with a hot tub terrace to one side, a formal main lawn and stocked beds and borders and a paved patio to the rear. Beyond the formal lawn lies a further area of secondary garden which is shielded from the main house with a resin garden shed and an open aspect across the adjoining PADDOCK with a wooden gate and separate vehicular access to Strawmoor Lane.

SERVICES

We are informed by the Vendors that mains water, electricity and drainage area connected and that the central heating is oil fired.

COUNCIL TAX BAND G – 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 Ultrafast are available

Mobile – Ofcom checker shows three of the four main providers have limited coverage inside with likely coverage outside.

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

Offers Around £945,000

EPC: F

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.







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