



Courtneys, Oaken Drive, Oaken, Codsall, WV8 2AZ

BERRIMAN  
EATON



# Courtneys, Oaken Drive, Oaken, Codsall, WV8 2AZ

WITH THE POTENTIAL FOR FOUR BEDROOMS AND A SELF CONTAINED ANNEX this is a truly unique architecturally designed three bedroom / three bathroom residence providing outstanding accommodation, which is principally laid out over a single storey in a quiet yet accessible backwater setting.

## LOCATION

Courtneys stands on the fringes of Oaken which is a small South Staffordshire hamlet surrounded by glorious open countryside and yet which is within easy reach of Codsall Village centre with its full complement of local shopping facilities and rail station with direct services to Shrewsbury, Birmingham and beyond.

Tettenhall Village is also nearby, there is easy access to the City Centre and the M54 (J2) facilitates fast communications to Shrewsbury, Birmingham and the entire industrial West Midlands. Furthermore, the area is well served by schooling in both sectors.

## DESCRIPTION

Courtneys is a spectacular home with extensive living accommodation which is principally laid out over a single storey with rooms of superb proportions and a stylish level of appointment. The kitchen and bathroom suites are of excellent quality, there is gas fired central heating and double glazing throughout.

The property is arranged around in a quadrangle which creates a private terrace for al fresco seating and dining which the previous owners had landscaped with lawns and borders.

In addition to the principal accommodation there is a studio above the garage and a separate garden room with attached cloakroom, either of which could be an ideal office for those wishing to work from home.

In addition to the central terrace there are lawns and terracing to the front providing further seating areas and the house is approached over a long driveway with remote controlled gates providing security and privacy.

## ACCOMMODATION

An open PORCH has an oak front door with windows to either side opening into the RECEPTION HALL which provides a spacious, light and airy entrance to the home. Three steps with balustrading to one side leads to a pair of glazed doors opening into the DRAWING ROOM which is a room of fine proportions with a Minster stone style fireplace with Jotul cast iron wood burning stove, two pairs of double glazed French doors to the front terrace, further windows to the side and ceiling corning. An open arch leads to the DINING ROOM which, again, is a room of fine proportions with a light through aspect with a double glazed French door to the side and sliding patio doors to the inner terrace, wiring for wall light and ceiling cornice. There is a SITTING ROOM with a light corner aspect with windows to both the front and side, wiring for wall lights and ceiling coving and the DINING KITCHEN is particularly spacious with a comprehensive range of wall and base mounted cupboards with granite working surfaces with an undermounted Franke stainless steel sink with waste disposal, a double oven gas fired Aga with Aga companion with four ring gas hob and double electric ovens, a light through aspect with windows to the front and windows and French doors to the inner terrace, tiled floor, integrated ceiling lighting and a door to the LAUNDRY with wall and base mounted cupboards, plumbing for a washing machine, tiled floor, sink and an inner terrace window.

A door from the dining room opens into an INNER HALL with integrated ceiling lighting, side window and door, linen store with wall mounted Worcester Bosch gas fired central heating boiler and pressurised cylinder and fitted wall shelving.

There is a GUEST CLOAKROOM with a white suite of WC and pedestal basin, part tiled walls, integrated ceiling lighting and ceiling coving. The PRINCIPAL SUITE has a vast bedroom and DRESSING AREA with a comprehensive range of fitted wardrobes and coordinating knee hole dressing table with chests of drawers and cupboards to either side, a window and two pairs of sliding patio doors to the inner terrace, integrated ceiling lighting, ceiling coving and a door to the EN-SUITE SHOWER ROOM which is beautifully appointed with a shower with waterfall head and separate attachment, semi-circular vanity unit with twin inset wash basins with cupboards beneath and a WC, tiled walls and floor, integrated ceiling lighting and a chrome towel rail radiator. The SECOND BEDROOM SUITE has a good size double bedroom with fitted double wardrobe, sliding patio doors to the inner terrace and two steps to the well-appointed EN-SUITE SHOWER ROOM with a fully tiled shower with a waterfall head and separate attachment, vanity unit with inset wash basin, WC with concealed flush and storage cupboards, tiled walls and floor, integrated ceiling lighting and a chrome towel rail radiator. The THIRD BEDROOM SUITE has a good size double bedroom with sliding patio doors to the inner terrace, coved ceiling and a door to the well-appointed EN-SUITE BATHROOM with a white suite of a panelled bath with mixer tap and shower attachment, pedestal basin, bidet and WC, tiled floor, part tiled walls and integrated ceiling lighting.

## OUTSIDE

Courtneys is approached through remote controlled wooden entrance gates over a long DRIVEWAY leading to an area of ample parking and a DOUBLE GARAGE with remote controlled roller shutter door, electric light and power, STOREROOM to the rear and a staircase with balustrading rising to the upper floor OFFICE / STUDIO which could be an ideal area for those wishing to work from home with a window to the front and access to under eaves storage.

To the front of the property are two shaped lawns, a paved terrace to the front of the house itself leading to the front door, a further paved terraced with ornamental water feature, a further paved terrace with glass balustrading with French doors to the drawing room, stocked beds and borders and a pathway to the side of the house leading to a pathway to the rear.

In between the garage and the residence there are oak double doors opening onto a covered walkway with a door to the kitchen and a courtesy door to the garage. Beyond this is the CENTRAL TERRACE which is laid out over two levels which is fully paved and which provides a secluded and quiet al fresco seating and dining area of much note and size which the previous owners had landscaped with lawns and borders.. There is a GARDEN ROOM with tiled floor, two pairs of sliding patio doors to the terrace and a CLOAKROOM with a white suite of WC and pedestal basin, tiled floor and a window.

We are informed by the Vendors that all main services are installed.

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 Superfast broadband are available

Mobile – Ofcom checker shows the four main providers cover the area

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

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**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.

**COURTNEYS**  
OAKEN DRIVE, OAKEN

HOUSE: 286.5sq.m. 3084sq.ft.  
GARAGE & STORE: 46.4sq.m. 499sq.ft.  
**TOTAL: 332.9sq.m. 3583sq.ft.**

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













