



60 Oaken Park, Codsall, Wolverhampton, WV8 2BW

BERRIMAN
EATON

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A beautifully presented four bedroom family home in a quiet and sought-after location with beautiful gardens and well proportioned accommodation

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

60 Oaken Park is a lovely detached family home that has been well looked after by the current owners. There is well proportioned accommodation over both ground and first floors and has two good size reception rooms along with a kitchen and a laundry. The first floor offers four bedrooms and two bath / shower rooms.

The property benefits from a carriage driveway to the front, a garage, a beautiful flowering garden, double glazing and gas central heating.

ACCOMMODATION

An open PORCH with external light has a double glazed front door with side panel opening into the HALL with a GUEST CLOAKROOM with WC and wash basin with vanity cupboard beneath, a useful cloak and storage cupboard with hanging rail and an understairs store with a light. Glazed double doors open into an L-SHAPED LOUNGE with wood laminate flooring, wiring for wall lights, a double glazed bow window to the rear and a double glazed patio door to the side. There is a SITTING / DINING ROOM with double glazed windows and bay to the front, an open grate fireplace with stone surround, a range of fitted cabinetry with display shelving, wiring for wall lights, there is ample space for both seating and dining. The KITCHEN has a range of contemporary wall and base units with granite working surfaces and under cupboard lighting, an undermounted sink and drainer, a four ring induction hob with an extractor fan over, there are integrated appliances including a double oven and microwave, Bosch dishwasher and fridge, spice cupboard, pull out larder, integrated ceiling lighting, double glazed windows to the rear garden and a glazed door opens into the LAUNDRY with coordinating units to those in the kitchen with roll top working surface, stainless steel sink and drainer, space for appliances including washing machine, tumble dryer and fridge freezer, a concealed wall mounted gas central heating boiler, there is loft access, a double glazed door and window to the rear garden and an internal door to the garage.

Stairs from the hall rise to the first floor landing a double glazed window to the side and a linen cupboard with a hot water cylinder, there are two lofts, one has a loft ladder and is a fully boarded storage space with dormer window. BEDROOM ONE is a good size double room with a double glazed bow window to the rear and a range of fitted furniture including, cupboards, drawers, bedside tables, cupboards over the bedhead recess and wood laminate flooring. BEDROOM TWO is a good size double room with a double glazed bay window to the front and a built in wardrobes. BEDROOM THREE has wood laminate flooring, a built in cupboard and a double glazed window to the rear. BEDROOM FOUR has wood laminate flooring and a double glazed window to the side. There is a SHOWER ROOM with a shower cubicle, wash basin and heated ladder towel rail and there is a BATHROOM with a bath with shower over, a range of vanity unit with a sink, drawers, cupboards and WC, tiled floor and walls, integrated ceiling lighting and double glazed windows to two elevations.

OUTSIDE

60 Oaken Park sits behind a carriage DRIVEWAY laid in brick setts with a half moon planted centre and shrubs to the border. There is a GARAGE with an up and over door, concrete floor, electric light and power.

There is a beautiful, private REAR GARDEN with an abundance of flowering beds and borders with a paved patio to the rear and a further terrace to the rear of the garden with pergola, a green house and external cold water supply

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 there is likely and limited coverage indoors with all four main providers having likely coverage outdoors.

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

The long term flood defences website currently shows low and medium between 2040 – 2060. We are unsure if this has taken into account the new development that has put in place drainage behind the property mitigating the surface water that previously came off the field.

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

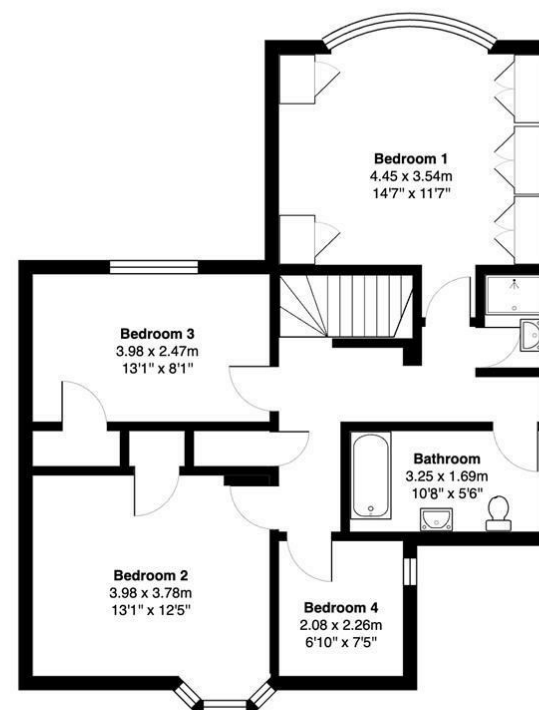
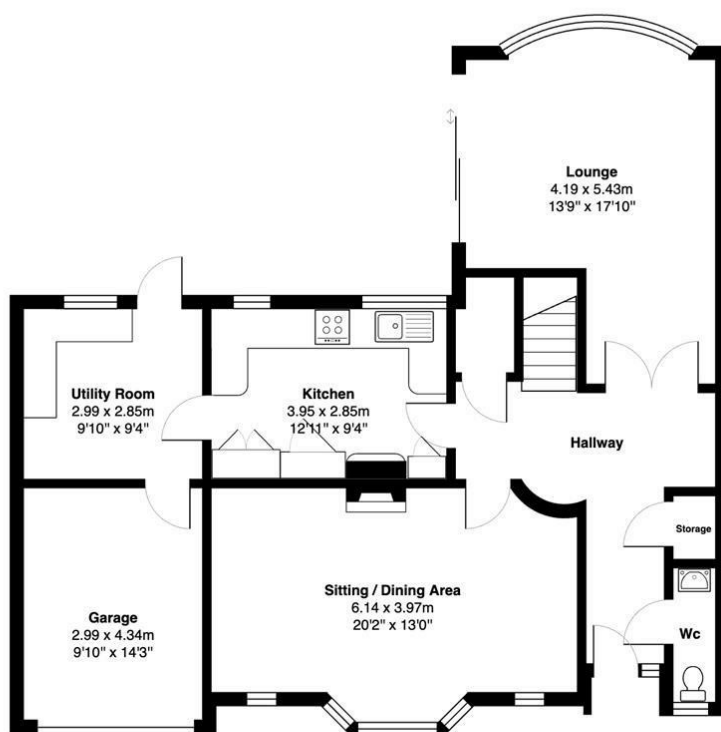
worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£545,000

EPC: D

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.



Total Area: 164.8 m² ... 1773 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

