



4 Shop Lane, Oaken, Wolverhampton, WV8 2AX

BERRIMAN  
EATON



## 4 Shop Lane, Oaken, Wolverhampton, WV8 2AX

4 Shop Lane is a three bedroom bungalow close to the heart of Codsall in a small hamlet and comes with the benefit of no upward chain

### LOCATION

Oaken is a small hamlet standing in beautiful South Staffordshire countryside with a lovely rural feel and yet it is within easy travelling distance of both Codsall and Tettenhall Village centres with Wolverhampton City Centre itself being within convenient travelling distance. Communications are excellent with the A41 being nearby, rail services run from Albrighton and Codsall and the M54 facilitating fast access to Shrewsbury, Birmingham and beyond. There is a footpath at the end of Shop Lane leading into Codsall village itself.

### DESCRIPTION

4 Shop Lane is arranged over a single storey and has a lounge with views over the garden, a breakfast kitchen with a conservatory beyond which opens up onto a patio with shaped lawn beyond. There are three bedrooms with the principal suite having a larger than normal bathroom which could be made into two bath / shower rooms should buyers so wish.

There is ample parking to the front along with a gated space and a garage.

### ACCOMMODATION

A double glazed and leaded front door with matching side window opens into the HALL with wood laminate flooring, access to the loft via a drop down ladder, coved ceiling and a GUEST CLOAKROOM with WC, wash hand basin, wood laminate flooring and a double glazed window. The LOUNGE has a double glazed windows to the rear and an electric fire set in a stone surround and coved ceiling. The BREAKFAST KITCHEN has a range of wall and base units with roll top working surfaces with tiled splash back and under counter lighting. There is a four ring gas hob with filtration unit above and double electric oven beneath, a stainless steel sink and drainer with a double glazed window over, a cupboard housing the Worcester Bosch gas fired central heating boiler, space for a washing machine, integrated fridge freezer, there is ample space for dining, tiled flooring throughout and a double glazed and leaded window to the side. Glazed double doors open into the GARDEN ROOM with tiled flooring, double glazed windows and doors to the rear garden, a paddle fan light and a door to the driveway.

The PRINCIPAL BEDROOM SUITE has a good size double bedroom with a walk in double glazed and leaded bay window to the front, coved ceiling, there is a range of fitted wardrobes and a large EN-SUITE BATHROOM with a jacuzzi style bath, a tiled shower cubicle, WC, wash basin with vanity cupboards beneath, part tiled walls and a double glazed and leaded window. BEDROOM TWO is also double in size with a double glazed and leaded bay window and BEDROOM THREE has a double glazed and leaded window to the side.

### OUTSIDE

4 Shop Lane sits behind a shaped lawn with mature shrubs to the borders with a graded DRIVEWAY with turning point affording off street parking for several vehicles with external lighting. Wrought iron gates open onto a further parking space with a cold water supply and the GARAGE has an up and over door, concrete floor, electric lighting and power and a courtesy door and window to the rear garden.

A picket gate opens into the REAR GARDEN with a shaped lawn surrounded by planted and flowering beds and borders with areas of seating and a patio to the side of the conservatory.

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 / Superfast / Ultrafast are available

Mobile – Ofcom checker shows there is 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 shows very low risk.

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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.

## 4 SHOP LANE OAKEN



BUNGALOW: 93.7sq.m. 1009sq.ft.  
GARAGE: 13.5sq.m. 145sq.ft.  
**TOTAL: 107.2sq.m. 1154sq.ft.**

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





