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WILLOW
HOUSE

Willow House, Oaken

A Most Distinctive & Impressive Four Bedroom Two Bathroom Detached Family House, Occupying A Prominent Position In This Highly Sought After South Staffordshire Hamlet!

Willow House, Oaken, Wolverhampton, WV8 2BA
Asking Price: £735,000

Tenure: Freehold
Council Tax: Band G – South Staffordshire
EPC Rating: D (66)
Total Floor Area: 2174sq feet (202.0sq metres)

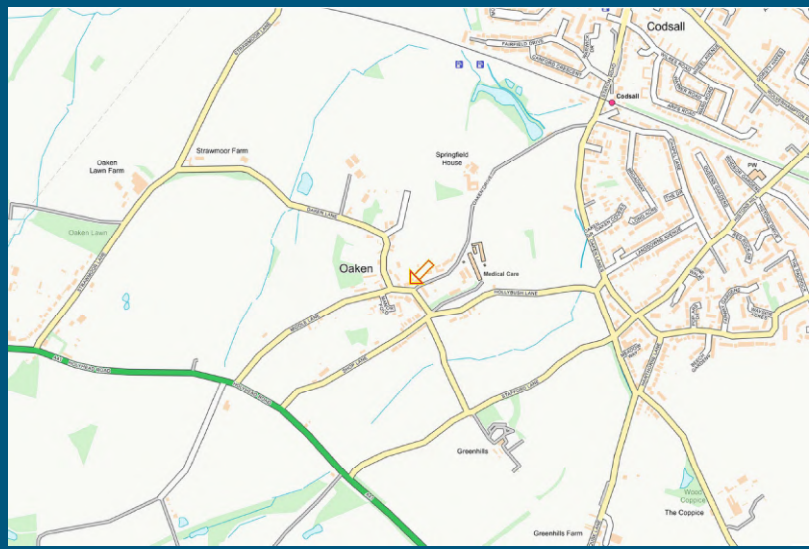
Occupying a prominent & elevated position on the corner of Oaken Lane in the favoured South Staffordshire Hamlet known as Oaken, this most distinctive detached property has been extensively well maintained over the years to a very high specification, providing luxurious accommodation throughout and is undoubtedly a superb illustration of an outstanding family house!

Internal inspection of the well-planned interior at approx. 2174sq feet (202.0sq metres) will reveal a number of attractive & individual features throughout, ideal for purchasers requiring a comfortable home, ready to just move into! The versatile interior which has been neatly decorated with a tasteful décor, includes an impressive reception hall with a C-Shaped staircase, forming a most welcoming area, a fitted cloakroom & cloaks cupboard, a charming 25ft living room with feature fireplace and internal doors lead to the conservatory and dining/ sitting room, creating an excellent space to entertain large families/ guests. The breakfast kitchen is fitted with an extensive suite of matching cream units including a range of built in appliances and access to the rear garden. The ground floor also includes a double width garage with remote controlled garage door and a useful utility room. On the first floor, the galleried landing leads to the four double bedrooms, all with twin windows & built in wardrobes, and both the master ensuite & family bathroom are fitted with luxury suites.

Situated in a generous plot of approx. 7,092.6sq feet (658.9sq metres), the front aspect offers a walled driveway providing off parking for several cars and the enclosed rear garden has been neatly landscaped provide a most pleasant setting whilst being mainly paved for low maintenance. Perfect for entertaining summer garden parties!

Although situated in a quiet & rural location, Willow House is still within easy reach of the majority of amenities having shops at Codsall, Perton & Tettenhall Village and the surrounding area is served well for schooling in both sectors. There is also the advantage of Codsall train station less than 0.5 miles away and therefore a practical commute to principal towns/ cities.

An excellent example of its type and a unique opportunity to purchase such a distinctive property, viewing is highly recommended! The gas centrally heated and double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: 16'1" (4.90m max) x 13'1" (4.00m)

Composite front door with floor to ceiling double glazed opaque side windows, two radiators, wall light points, display niches with lighting, period style coved ceiling, built in cloaks cupboard and C-Shaped central staircase to first floor with storage below. **Fitted Cloakroom:** Fitted with a white suite comprising low level WC, sink unit, radiator and opaque glazed circular window to front.

Living Room: 25'7" (7.80m into bay) x 12'10" (3.90m)

Italian marble style fireplace & hearth with gas coal fire & decorative surround, three radiators, skirting heating, wall light points, coved ceiling, double glazed bay window to front and internal full width double glazed sliding doors to: **Conservatory: 10'2" (3.10m) x 8'10" (2.70m)** Wall mounted electric heater, ceiling light & fan, laminate flooring and double doors to rear garden.

Sitting/ Dining Room: 11'8" (3.55m) x 9'10" (3.00m)

Radiator, wall light points, coved ceiling and double glazed patio doors to rear garden.

Breakfast Kitchen: 18'4" (5.60m max) x 10'10" (3.30m max)

Fitted with an extensive suite of matching limed oak units, a range of base cupboards & drawers with matching black granite worktops, coved suspended wall cupboards with under lighting, stainless steel sunken 1½ drainer sink unit with stainless steel mixer tap, a range of built in appliances include fridge, freezer, Bosch dishwasher, SHARP microwave & Rangemaster double width cooker with stainless steel extractor hood over, radiator, recessed ceiling spotlights, tiled flooring and double glazed windows to rear & side with matching external door leading to the garden. Internal access leads to the:

Double Width Garage: 18'4" (5.60m) x 16'5" (5.00m)

Remote controlled automatic 'Up & Over' double garage door, power, lighting, built in base cupboards & shelving and **Separate WC:** Low level WC and radiator. **Utility: 12'10" (3.90m) x 9'10" (3.00m)** Built in base cupboards & drawers with matching worktops, suspended wall cupboards, plumbing for washing machine, tiled flooring, double glazed window to rear, internal PVC double glazed door to garage and PVC door to front driveway.

First Floor Galleried Landing: Radiator, wall light points, coved ceiling and loft hatch with pull down ladder.

Bedroom One: 13'9" (4.20m) x 13'5" (4.10m)

Fitted with a range of built in furniture including wardrobes, overhead stores, bedside tables, separate drawer unit & dressing table, radiator, wall light points, coved ceiling and two double glazed windows to front. **Ensuite Bathroom: 9'0" (2.75m) x 6'11" (2.10m)** Fitted with a smart white suite comprising panelled bath with shower unit & screen, low level WC, vanity unit with mirror & light over, radiator, tiled walls, coved ceiling, vinyl flooring and two double glazed windows to front.

Bedroom Two: 13'9" (4.20m) x 9'10" (3.00m)

Fitted with a range of built in furniture including full width floor to ceiling wardrobes, dressing table & drawers with lighting & mirror over, radiator, wall light points, coved ceiling and two double glazed windows to rear.

Bedroom Three: 10'10" (3.30m) x 9'10" (3.00m)

Built in twin wardrobes with overhead stores & bedside table with drawers, radiator, wall light points, coved ceiling and double glazed windows to rear.

Bedroom Four: 10'10" (3.30m) x 9'10" (3.00m)

Built in triple mirrored wardrobes, radiator, wall light points, coved ceiling and two double glazed windows to rear.

Family Bathroom: 13'5" (4.10m) x 6'7" (2.00m)

Fitted with a luxury shower suite comprising walk in double shower enclosure with overhead power spray over, recessed WC with storage, vanity unit with matching suspended wall cupboard over with mirror & spotlighting, chrome heated towel radiator, stone style tiled walls & flooring, recessed ceiling spotlights, extractor fan and double glazed window to rear. **Walk in airing cupboard:** Wall mounted Valiant gas fired central heating boiler and double glazed window to front.

Rear Garden: The rear garden has been mainly paved to offer low maintenance yet a private and pleasant outlook with a full width paved terrace, flowering borders with a variety of shrubs & trees, centre tiered rockery with feature ornamental pool, two sets of steps lead to the further raised patio, with flowering borders & islands, rear enclosure with timber shed, surrounding fencing, gated side entry and exterior lighting & water supply.













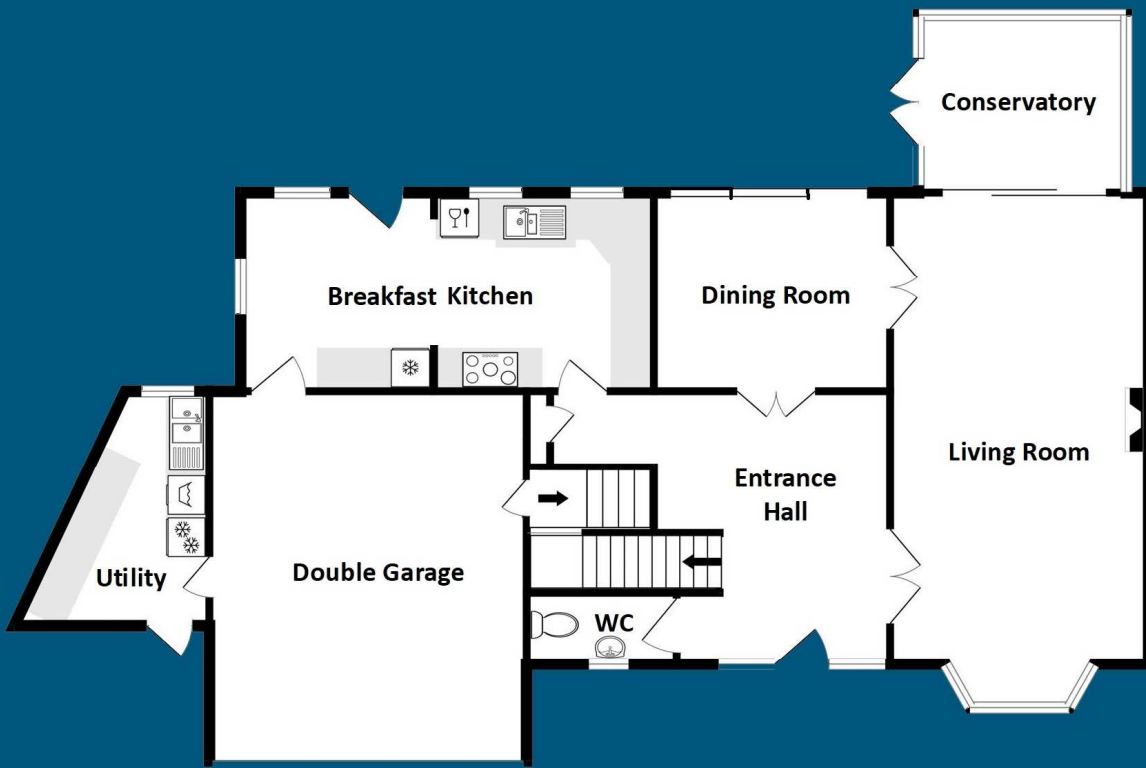








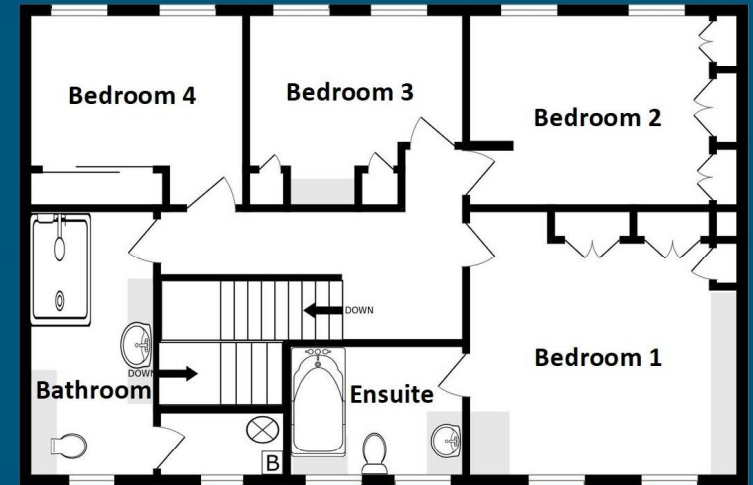




Ground Floor

1345sq feet (125.0sq metres) Approx.

Total Floor Area: 2174sq feet
(202.0sq metres) Approx.



First Floor

829sq feet (77.0sq metres) Approx.



PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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