



Oakleigh, Heath House Lane

An Individually Designed Five Bedroom Two Bathroom Extended Detached House In A Charming Village Location With Stunning Panoramic Views Over Adjacent Fields & Greenery Creating A Most Peaceful Green Setting!

Oakleigh, Heath House Lane, Codsall, Wolverhampton, WV8 2DD

Asking Price: £625,000

Tenure: Freehold

Council Tax: Band F – South Staffordshire

EPC Rating: D (67)

Total Floor Area: 1970sq feet (183.0sq metres) Approx.

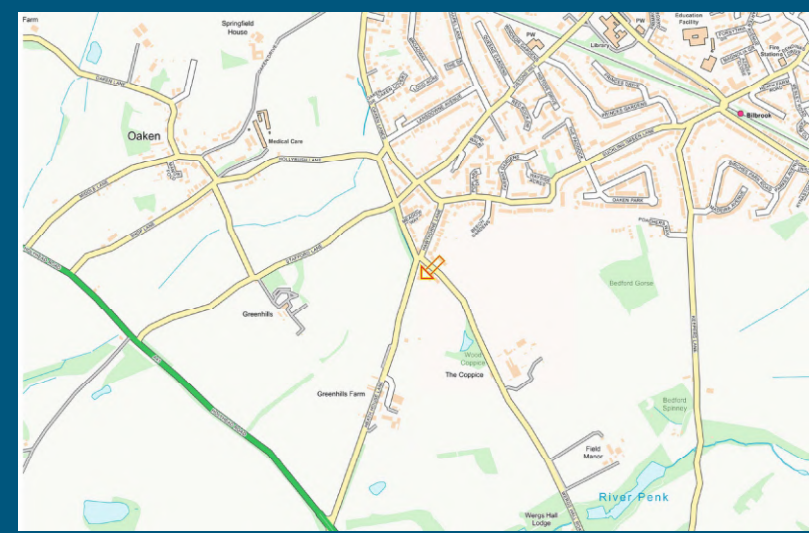
Situated in one of the most sought after locations in Codsall, occupying a prominent corner elevated position & set back from the road, this individually designed detached property is one of the finest example of its type currently listed onto the market, having been extensively maintained by the present owners to create a most impressive and spacious first class family home!

With no expense spared the property has been kept to a very high standard providing a host of quality fittings throughout and therefore viewing of the interior is essential to appreciate the spacious & stunning living accommodation. A number of features include a welcoming reception hall, large reception rooms, sophisticatedly appointed décor throughout, luxury bathrooms, bespoke dining kitchen and striking panoramic views over countryside.

The versatile and extensive accommodation includes reception porch, entrance hall with storage & fitted cloakroom, front sitting/ dining room, 18ft living room with feature fireplace and an excellent dining kitchen which is fitted with a matching suite of smart units including integrated appliances & walk in pantry. The kitchen also provides access to the side utility/ lobby which further leads to the double width garage. On the first floor the galleried landing leads to five double bedrooms, with four enjoying dual aspect outlooks, and both the master ensuite & family bathroom are fitted with smart white suite. At the front of the house is a driveway providing ample off road parking and of course leads to the garage. A special feature of Oakleigh, is the south-east facing gardens which provide a picturesque outlook and includes a large terrace area further extending the living accommodation externally, excellent for summer entertaining! The gardens have also been designed to appreciate the surrounding scenery which without doubt is a most impressive selling point.

Within easy distance of Codsall Village & Train Station in addition to Bilbrook Station (both less than 0.5miles away) and therefore convenient for the majority of amenities including excellent schools & shops, Tettenhall, Perton & Bilbrook facilities are also close by. In addition to this, Heath House Lane is also only minutes away from the M54 motorway making it an ideal location for commuting to principal towns & cities.

Having the benefit of double glazing and recently refitted gas central heating boiler, viewing is strongly recommended to appreciate this unique opportunity to purchase a spacious and deceptive family house!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: PVC double glazed double doors with matching side windows and tiled flooring. **Entrance Hall:** 16'5" (5.00m) x 7'3" (2.20m)

Internal hardwood opaque glazed door with matching side windows, radiator, coved ceiling, oak flooring and staircase to first floor with built in cloaks cupboard under.

Front Sitting / Dining Room: 12'10" (3.90m) x 11'6" (3.50m)

Radiator, wall light points and double glazed picture window to front with matching twin side windows.

Rear Living Room: 18'8" (5.70m) x 11'6" (3.50m)

Remote controlled modern 'hole in the wall' gas fire, radiator, wall light points, coved ceiling and double glazed French doors to rear garden with double glazed side windows.

Fitted Cloakroom: Low level WC, wall mounted sink unit with mirror over, chrome heated towel rail, wall light points, oak flooring, extractor fan and internal opaque glazed window to side.

Breakfast Kitchen: 14'11" (4.55m) x 11'6" (3.50m)

Fitted with an extensive suite of matching laminate units comprising stainless steel single drainer sink unit with mixer tap, a range of base cupboards & drawers with matching worktops, tiled splashbacks, suspended wall cupboards with display lighting, built in appliances include double width gas AGA cooker, dishwasher & fridge, radiator, recessed ceiling spotlights, tiled effect vinyl flooring, double glazed windows to rear and walk in pantry with shelving.

Utility / Rear Lobby: 12'2" (3.70m) x 6'11" (2.10m)

Plumbing for washing machine, built in storage cupboard, terracotta style tiled flooring, opaque window to rear and PVC double glazed door & window to side. Internal access leads to:

Double Width Garage: 16'1" (4.90m) x 16'1" (4.90m)

Side opening sliding garage doors, power, lighting, built in shelving and twin glazed windows to side.

First Floor Landing: Coved ceiling and loft hatch.

Bedroom One: 16'1" (4.90m max) x 15'9" (4.80m)

Radiator, coved ceiling, wall light points and double glazed picture window to front. **Ensuite**

Shower Room: 10'6" (3.20m max) x 6'3" (1.90m max) Fitted with a smart white suite comprising corner shower enclosure, vanity unit with mirror over, low level WC, chrome heated towel rail, large floor to ceiling built in storage cupboard, recessed ceiling spotlights, stone style effect vinyl flooring and extractor fan.

Bedroom Two: 12'6" (3.80m) x 11'6" (3.50m)

Radiator, coved ceiling and double glazed windows to rear and side.

Bedroom Three: 12'10" (3.90m) x 9'10" (3.00m)

Radiator, coved ceiling and double glazed windows to front and side.

Bedroom Four: 11'6" (3.50m) x 9'6" (2.90m)

Vanity unit, radiator, coved ceiling and twin double glazed windows to rear.

Bedroom Five: 9'8" (2.95m) x 8'10" (2.70m)

Radiator and double glazed window to front.

Family Bathroom: 9'2" (2.80m) x 7'3" (2.20m)

Fitted with a white suite comprising panelled bath with spa function & shower over with screen, tiled vanity unit with storage & mirror over, low level WC, chrome heated towel rail, built in airing cupboard with shelving, recessed ceiling spotlights, part tiled walls, tiled effect vinyl flooring and double glazed opaque window to rear.

Gardens: At Oakleigh occupies a generous plot of approx. 7,735sq feet (718.6sq metres), the south east facing gardens are beautifully landscaped to create a most quaint setting and to fully appreciate the surrounding countryside. The gardens include a surrounding patio with paved terraces & timber pergola at side, shaped centre lawn, flowering borders with a variety of shrubs & trees, surrounding fencing and 180° views over surrounding scenery.

























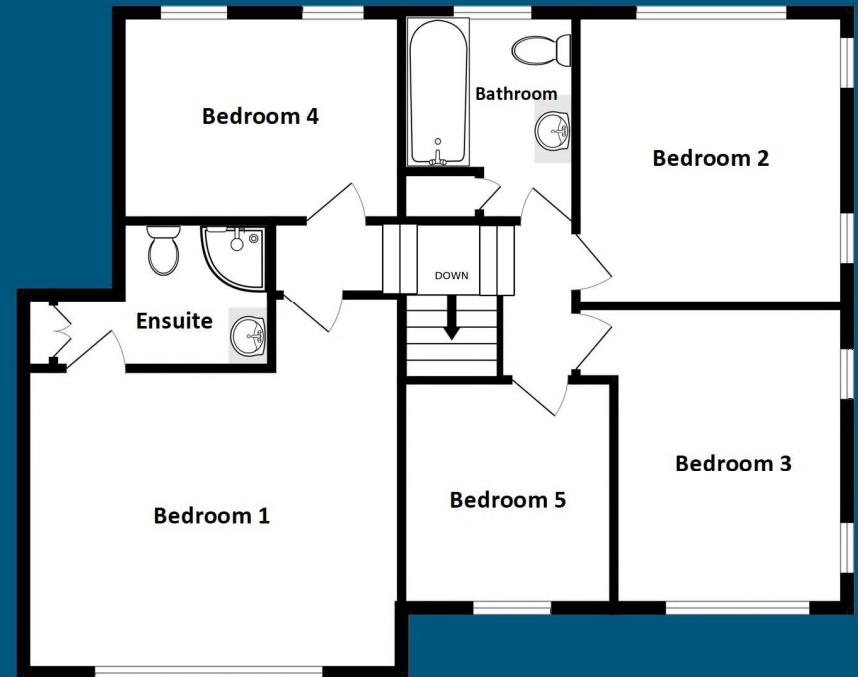
Ground Floor

Approx.: 1109sq feet (103.0 sq metres)



First Floor

Approx.: 861sq feet (80.0 sq metres)



**Total Floor Area Approx.: 1970sq feet
(183.0 sq metres)**

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.

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