



99 Daken Park, Coolsall

THOMAS HARVEY
ESTATE AGENTS

A Most Impressive & Stunning Individually Designed Three Bedroom Two Bathroom Detached Dormer Style Property. Situated in one of the most sought after locations in Codsall!

99 Oaken Park, Codsall, Wolverhampton, WV8 2BW
Asking Price: £495,000

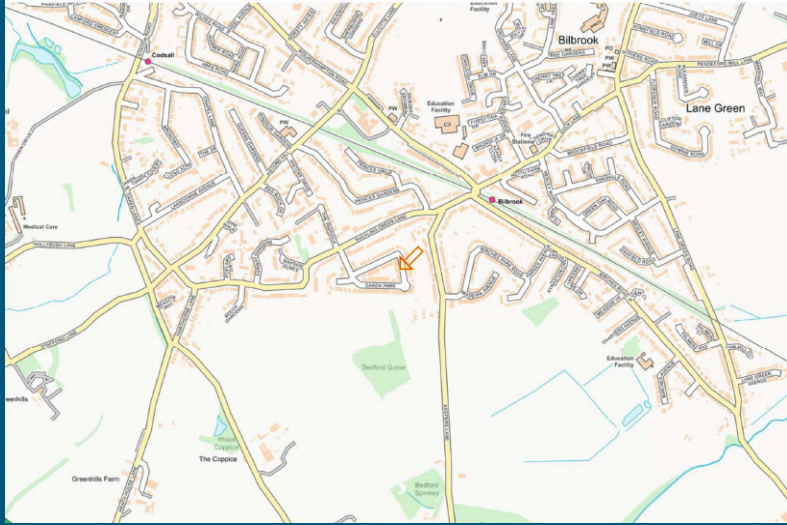
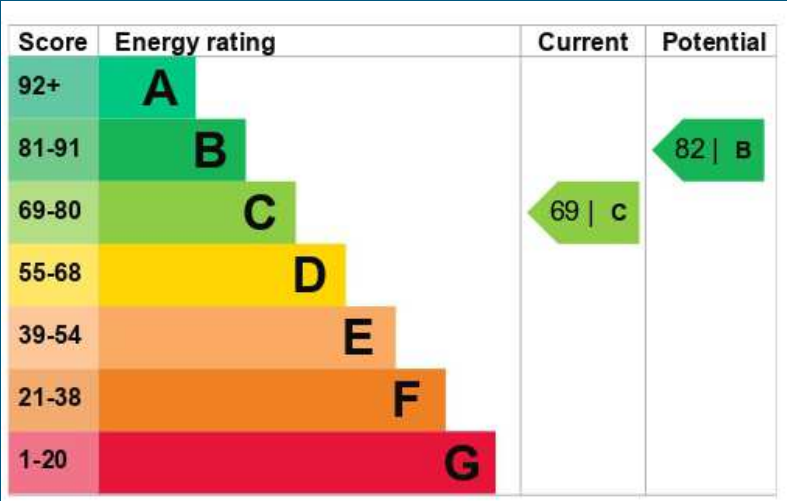
Tenure: Freehold
Council Tax: Band E – South Staffordshire
EPC Rating: C No: 0320-2441-2180-2202-6965
Total Floor Area: 1604sq feet (149.0sq meters) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed

Situated in one of the most sought after locations in Codsall, positioned in this delightful select cul de sac just off Suckling Green Lane, this most impressive & individual detached dormer bungalow has been thoughtfully reconfigured and restyled to create superb spacious family house.

This imposing detached property has been sympathetically redesigned by the present owners with no expense spared to create a most impressive high standard of luxury accommodation, 99 Oaken Park is undoubtedly one of the finest examples of its type currently on the market. Deceptive externally, viewing of the interior is essential to appreciate the surprisingly spacious living accommodation which is stylishly appointed throughout incorporating many features including new carpets & flooring, trendy décor throughout, new entrance doors & windows, certified electrics, refitted modern kitchen & bathrooms, new tiled roof and flat roof, and twin point entry alarm systems.

The extremely versatile and spacious interior which has the potential benefit of bedroom accommodation on both floors, incorporates many distinctive & superior features, ideal for purchasers requiring a property ready to just move into. The accommodation includes reception hall with staircase to first floor, charming living room, two double bedrooms, new shower room and delightful breakfast kitchen which has been fitted with a contemporary cream gloss suite with built in appliances. The ground floor also includes a through side lobby which provides access to the third bedroom with new ensuite shower room, perfect for aged relatives or independent children etc. On the first floor is a room that could be used for a multitude of purposes ie guest bedroom. Home office etc, with storage into eaves and walk in wardrobe/ stores room. At the front of the property is a large paved driveway providing off road parking and leads to the integral garage with remote controlled roller shutter door. Both the front and rear gardens have been landscaped to creates a most picturesque setting further complimenting this desirable property.

Although enjoying a tranquil setting, the bungalow is still extremely convenient for the majority of amenities having Bilbrook train station & shopping parade within easy walking distance. Internal inspection is highly recommended to appreciate the first class accommodation which further includes:



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A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS

Entrance Hall: Composite front door with opaque double glazed side windows, radiator and staircase to first floor.

Living Room: 19'4" (5.90m) x 12'6" (3.80m)

Feature marble fire place & hearth with decorative surround and stainless steel gas fire, radiator, coved ceiling, double glazed windows to side and matching picture window to front.

Bedroom One: 15'7" (4.75m) x 12ft (3.65m)

Radiator, coved ceiling and double glazed window to rear.

Bedroom Two: 15'9" (4.80m) x 9'10" (3.00m)

Radiator and double glazed window to rear.

Shower Room: 9'10" (3.00m) x 6'7" (2.00m)

Fitted with a new white suite comprising corner double shower cubicle, vanity unit with storage & recessed WC, radiator, tiled walls, coved ceiling, recessed ceiling spot lights, floor to ceiling built in cupboard, extractor fan, tiled flooring and double glazed internal window to side.

Kitchen: 13'1" (4.00m) x 8ft (2.45m)

Refitted with a modern suite of matching cream gloss units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching worktops, suspended wall cupboards, built in Hotpoint appliances including double oven, 4-ring electric hob & dishwasher, radiator, part tiled walls, coved ceiling, recessed ceiling spot lights, extractor fan, Karndean flooring, double glazed window to rear and internal double glazed side door leads to:

Side Lobby: 31'2" (9.50m) x 4'11" (1.50m)

Composite door to front, wall mounted gas fired central heating boiler, recess for washing machine, recessed ceiling spot lights, laminate effect vinyl flooring, skylights and PVC double glazed door & window to rear.

Bedroom Three: 18'10" (5.75m) x 9'2" (2.80m)

Radiator, recessed ceiling spot lights and double glazed windows to rear. **Ensuite: 6'7" (2.00m) x 3'11" (1.20m)** Fitted with a modern suite comprising walk in double shower unit, vanity unit, recessed WC, radiator, recessed ceiling spot lights, tiled effect vinyl flooring and extractor fan.

First Floor Room: 15'5" (4.70m) x 14'9" (4.50m)

Radiator, storage into eaves, built in shelving, double glaze dormer window to rear and access to **Walk in Wardrobe/ Storage Room: 10'6" (3.20m) x 9'6" (2.90m)**

Garage: 15'1" (4.60m) x 9'2" (2.80m)

Remote controlled roller shutter door, power, lighting and shelving.

Rear Garden: A beautifully landscaped and private rear garden comprising full width paved patio with sandstone style slabs, shaped centre lawn, flowering borders with a variety of shrubs & trees, garden shed and surrounding fencing.

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.















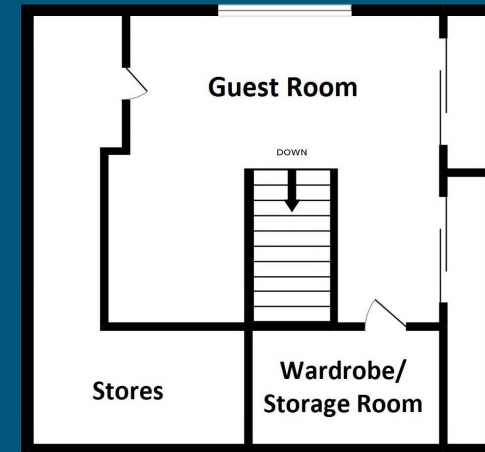


Total Floor Area: 1604sq feet (149.0sq metres)



Ground Floor

Approx.: 1378sq feet (128.0sq feet)



First Floor

Approx.: 226sq feet (21.0sq 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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