



109 Daken Park, Codsall

THOMAS HARVEY  
ESTATE AGENTS



*A Deceptive Two Bedroom Detached Bungalow On The Corner Of This Favourable Codsall Cul-De-Sac & Offered An Excellent Opportunity For Buyers Requiring A Home To Restyle To Own Requirements!*

**109 Oaken Park, Codsall, Wolverhampton, WV8 2BW**  
**Asking Price: £350,000**

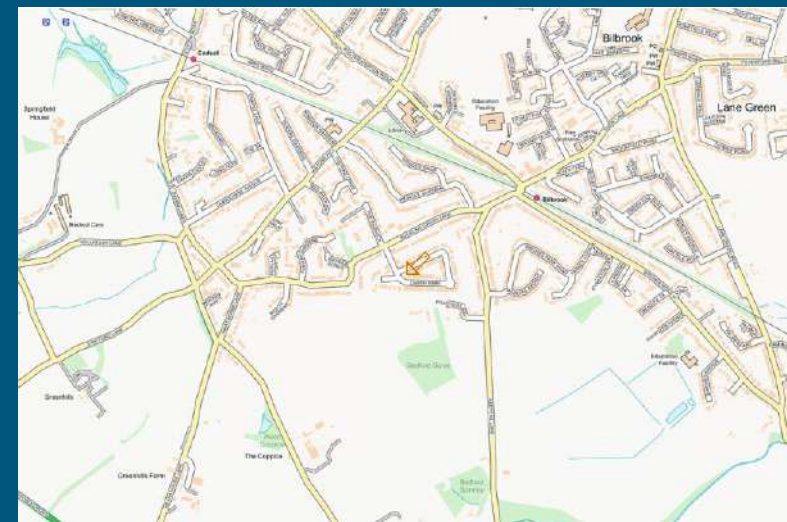
**Tenure: Freehold**  
**Council Tax: Band E – South Staffordshire**  
**EPC Rating: D (61) No: 2213-9117-2112-2819**  
**Total Floor Area: 1049.5sq ft. (97.5sq.m.) Approx.**  
**Services: We are informed by the Vendors that all main services are installed**

Situated in one of the most sought after locations of Codsall, occupying a corner position in a small select cul de sac just off Sucking Green Lane and therefore, most convenient for the majority of amenities including walking distance of Bilbrook Shopping Parade, this deceptive detached bungalow has been extended and reconfigured over the years to create a surprisingly spacious and versatile interior.

Ideal for purchasers requiring a property to restyle and extend to own requirements (Subject to Planning Permission), internal inspection is highly recommended to appreciate this unique opportunity this prominent bungalow has to offer. At a generous floor area of approx. 1049sq.ft, the gas centrally heated and double glazed interior includes porch with reception area & inner entrance hall, fitted cloakroom, two double bedrooms and white shower room. The front 16ft living room enjoys a pleasant outlook over the front landscaped garden creating a most pleasant reception room. The breakfast kitchen is fitted with a light suite and leads to the side lobby/ utility. At the side of the bungalow is a double driveway providing ample off road parking and of course leads to the garage. As the bungalow occupies a good size corner plot of approx. 7,035sq.ft., the mature surrounding gardens provide a pleasant setting with an enclosed private small garden at rear.

Although enjoying a rural aspect, Oaken Park is within walking distance of Bilbrook Train station & Centre, where there are a number of amenities including excellent schooling in both sectors, popular restaurants & public houses and a variety of local shops. The bungalow is also convenient for superb transport links having the M54 motorway only 3 miles away and therefore ideal for commuting to principal towns. The facilities at Codsall, Tettenhall & Perton are similarly only minutes away.

Offered with No Upward Chain, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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



**Porch:** PVC double glazed front door and matching side window. **Reception Area:** Internal PVC double glazed opaque door with matching side window, radiator and open archway into: **Entrance Hall:** Built in cloaks cupboard and loft hatch. **Fitted Cloakroom:** Fitted with a white suite comprising low level WC, sink unit, part tiled walls and internal double glazed window.

**Living Room: 15'11" (4.85m) x 11'10" (3.61m)**

Marble style fire place & hearth with matching surround & electric coal effect fire, radiator, wall light points, coved ceiling and double glazed bow window to front.

**Shower Room: 8'2" (2.50m) x 6'2" (1.88m)**

Fitted with a white suite comprising corner shower cubicle with overhead shower, low level WC, vanity unit, radiator, tiled walls, built in airing cupboard, vinyl flooring and internal opaque glazed window.

**Bedroom One: 12ft (3.66m) x 11'7" (3.54m)**

Built in furniture including wardrobes, overhead stores & drawers, radiator and double glazed window to rear.

**Bedroom Two: 11'11" (3.64m) x 8'11" (2.72m)**

Radiator and double glazed window to side.

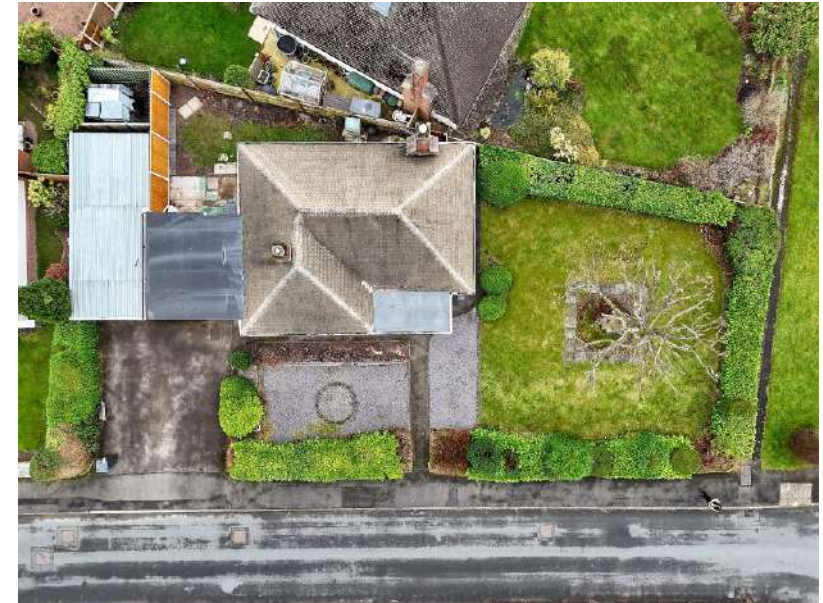
**Breakfast Kitchen: 18'1" (5.50m) x 9'9" (2.97m)**

Fitted with a matching suite of traditional light units comprising black composite double drainer sink unit, a range of base cupboards, drawers & suspended wall cupboards, matching worktops, recess & gas point for cooker with extractor hood over, wall mounted gas fired central heating boiler, radiator, tiled splashbacks, double glazed windows to front and internal PVC double glazed doors to: **Utility/ Lobby: 14'2" (4.32m) x 6'8" (2.03m)**

Built in base cupboards & suspended wall cupboards, stainless steel single drainer sink unit, plumbing & recess for both washing machine & dryer, PVC double glazed doors to front & rear with internal access into the: **Garage: 15'11" (4.85m) x 8'7" (2.63m)** Two sets of side opening garage doors, power, lighting, glazed window to rear and workshop area at rear.

**Rear Garden:** An enclosed garden with lawned area, paved path & terrace, surrounding fencing and gated access to front elevation.

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: 1,049.5sq ft. (97.5sq.m.) 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.

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

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.