



Bartlams.

85 Oaken Lanes, Codsall - WV8 2AR
£499,950



85 Oaken Lanes

Codsall, Wolverhampton

Bartlams Estate Agents are proud to present this truly unique and character-filled five-bedroom period home, beautifully positioned in the heart of Codsall. This rare property is brimming with original features throughout, offering generous accommodation across two floors, a spacious attic room, a cellar, and a stunning walled rear garden—making it an exceptional opportunity for buyers seeking space, history, and potential in equal measure.

On approach, the property immediately stands out with its distinctive and well-maintained frontage, traditional period detailing, and original entrance door leading through a charming porch. Once inside, you're welcomed into a large entrance hall, setting the tone for the space and character that runs throughout the home. The main living room is a double-length lounge with front and rear aspect windows, a fireplace with an ornate surround, and a light, airy feel. Across the hall is the formal dining room, also generous in size, featuring an original fire surround and a large front-facing window that floods the space with natural light.



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To the rear of the ground floor is a cosy snug or additional reception room, complete with built-in storage and dual-aspect windows. This room flows into the kitchen, which enjoys views over the rear garden and access to the side courtyard. A traditional downstairs WC with heritage-style fixtures completes the ground floor layout.

Upstairs, the property continues to impress with five well-proportioned bedrooms, a family bathroom, and a separate WC. The main bedroom benefits from dual-aspect windows plus a third side window, creating a bright and spacious room. Bedroom three also faces the front of the property, while bedroom two is tucked at the end of the landing with a side-facing window for added privacy. Bedroom four overlooks the rear courtyard, and bedroom five has a side aspect—each room full of character and original charm. The family bathroom includes a bath, shower, WC, and sink, complemented by a frosted window with garden views. A separate WC is located next to the main bathroom for added convenience.





Additional features include loft access with fold-down steps leading to a spacious attic room, complete with skylight and ideal for further storage or conversion (subject to planning). The property also boasts a cellar beneath the main footprint, offering additional storage space and further showcasing the period character of the home.

Externally, a charming side courtyard links the house to the magnificent walled rear garden—an impressive and private outdoor space mostly laid to lawn with mature planting and huge potential for landscaping or extension (STPP). This outdoor space is a true highlight and rarely found with such scale in central Codsall. Located within a desirable and established part of Codsall, this home enjoys a peaceful yet convenient setting, with excellent access to local amenities, reputable schools, and transport links.

- OFFERED WITH NO UPWARD CHAIN
- OFF ROAD PARKING AND DETACHED REAR GARAGE
- RARE FIVE-BEDROOM PERIOD PROPERTY
- THREE GENEROUS RECEPTION ROOMS INCLUDING A DOUBLE-LENGTH LOUNGE
- KITCHEN WITH GARDEN AND COURTYARD ACCESS
- FIVE LARGE BEDROOMS WITH HIGH CEILINGS AND PERIOD WINDOWS
- ATTIC ROOM WITH SKYLIGHT AND PULL-DOWN ACCESS
- CELLAR OFFERING FURTHER STORAGE



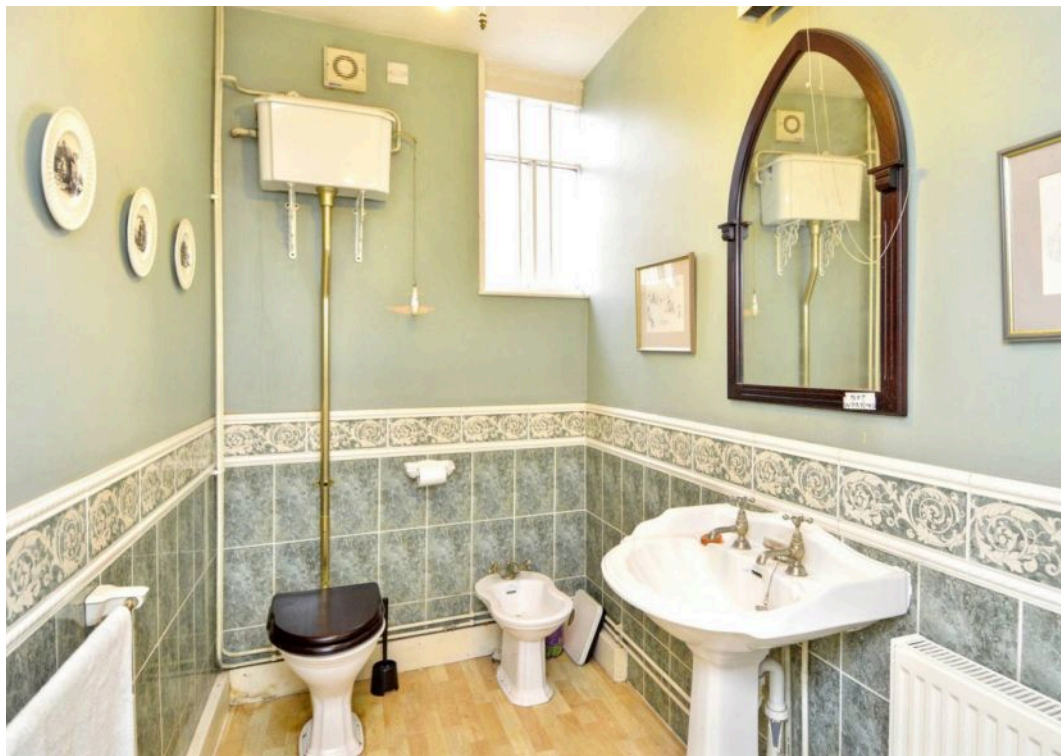
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B.







Approx Gross Internal Area
225 sq m / 2421 sq ft



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