



WORTHINGTON ESTATES



51 Oaken Park Codsall, WV8 2BW

Offers in the region of £435,000

A THREE BEDROOM DETACHED FAMILY HOME - NO UPWARD CHAIN

This property is set within a peaceful and highly regarded cul-de-sac just off Suckling Green Lane.

The accommodation briefly comprises entrance hall, living room, kitchen/diner, utility, guest w.c, three bedrooms, family bathroom, conservatory, garage and a beautiful South facing rear garden. With plenty of room to extend, STPP.

This well loved home requires refurbishing throughout but offers enormous potential.

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LOCATION

Situated in a quiet and sought after cul-de-sac with Birches Bridge shopping precinct and Codsall village all within walking distance providing a comprehensive range of shops and amenities. The highly regarded High School, Middle School and Birches First School are also within walking distance.

The area is well served by transport links with regular bus services to the surrounding areas and Bilbrook train station also within walking distance.

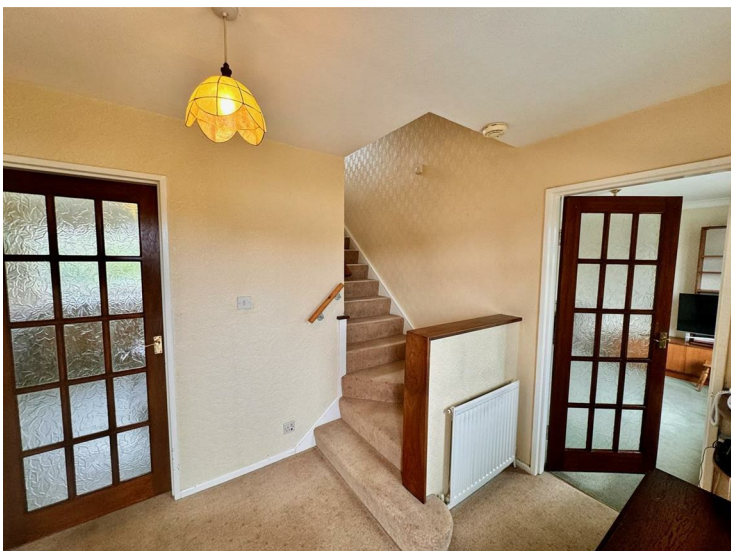
FRONT



An attractive frontage having borders stocked with shrubs and plants, driveway affording off road parking for several vehicles and gates each side of the property providing access to the rear and further parking space.

ENTRANCE HALL

7'3" x 9'11" (2.23 x 3.04)



Having carpeted flooring, window to the front, radiator, storage cupboard and doors leading into the w.c, kitchen and living room.

GUEST W.C.

5'10" x 2'11" (1.80 x 0.91)



Having laminate flooring, obscure window to the front, close coupled w.c. and hand wash basin set within vanity unit.

UTILITY

15'1" x 13'1" (4.60 x 4.01)



A large space, having tile flooring and plumbing for washing machine. With doors leading into the garage, front driveway and rear patio.

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KITCHEN/DINER

13'5" x 9'10" (4.09 x 3.01)



Having windows to the rear, gas fireplace, matching wall and base units, laminate work surfaces, stainless steel sink and under stairs storage. With ample space for a dining table.

With doors leading into the utility and the conservatory.



LIVING ROOM

17'10" x 11'10" (5.44 x 3.63)



A good sized and light filled room having bow window to the front, gas fireplace, carpeted flooring and sliding doors leading into the conservatory.



LANDING

Having carpeted flooring, window to the rear, radiator, airing cupboard and loft hatch providing access to the space above.

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BEDROOM ONE

14'6" x 9'11" (4.42 x 3.03)



Having carpeted flooring, radiator, dual aspect windows to the front and side, built in cupboard with hanging rails and built in wardrobe with sliding doors.

BEDROOM TWO

10'4" x 11'10" (3.16 x 3.63)



Having carpeted flooring, radiator, window to the front, built in storage cupboard and built in double wardrobes.

BEDROOM THREE

7'8" x 8'6" (2.34 x 2.61)



Having window to the rear, radiator and carpeted flooring.

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BATHROOM

6'2" x 6'9" (1.90 x 2.08)



Having radiator, window to the rear, laminate flooring, panel bath with electric shower over, close coupled w.c. and pedestal hand washbasin.

CONSERVATORY

7'8" x 12'7" (2.34 x 3.86)



Having tile flooring and door leading onto the rear patio.

GARAGE

16'7" x 8'9" (5.07 x 2.67)

Having double doors and electricity.

REAR



A beautiful South facing enclosed rear garden, laid to lawn, with a patio area, borders stocked with shrubs and evergreens, water tap, greenhouse and two wooden garden stores.

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FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale.

FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

POSSESSION

Vacant possession will be given on completion.

SERVICES

We are informed by the vendor that all mains services are connected.

TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.

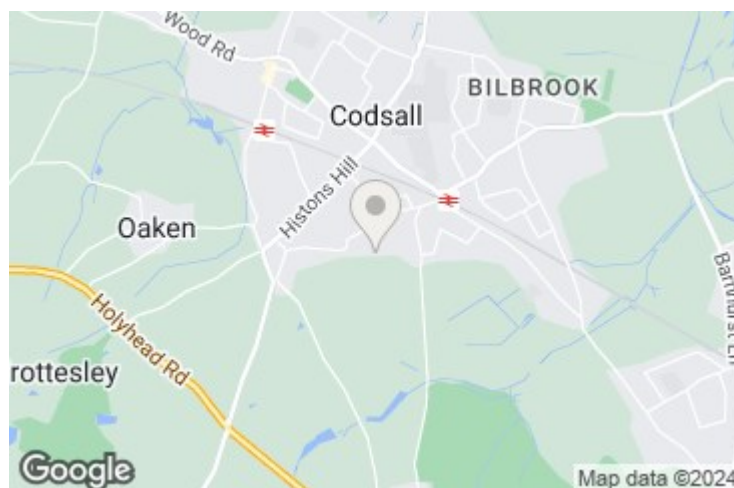


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

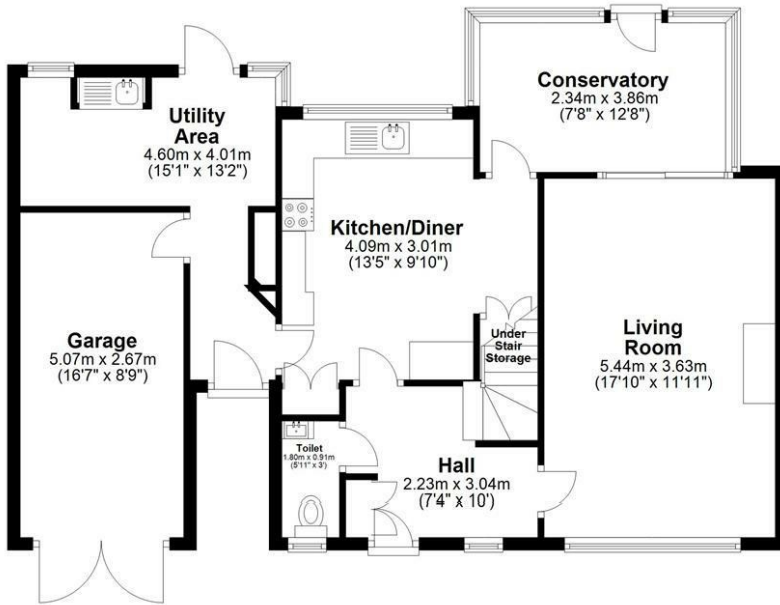
COUNCIL TAX BAND - E

South Staffs CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.



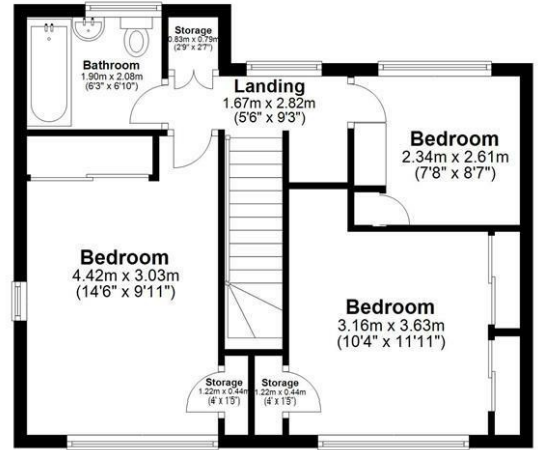
Ground Floor

Approx. 79.2 sq. metres (852.5 sq. feet)



First Floor

Approx. 45.8 sq. metres (493.4 sq. feet)



Total area: approx. 125.0 sq. metres (1345.9 sq. feet)

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | | 82 |
| | 59 | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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| Not environmentally friendly - higher CO ₂ emissions | | |
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| England & Wales | EU Directive 2002/91/EC | |