Wynwood House Oaken Grove, Codsall, Wolverhampton, WV8 2AL

BERRIMAN
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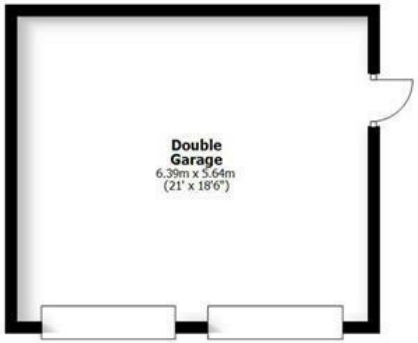
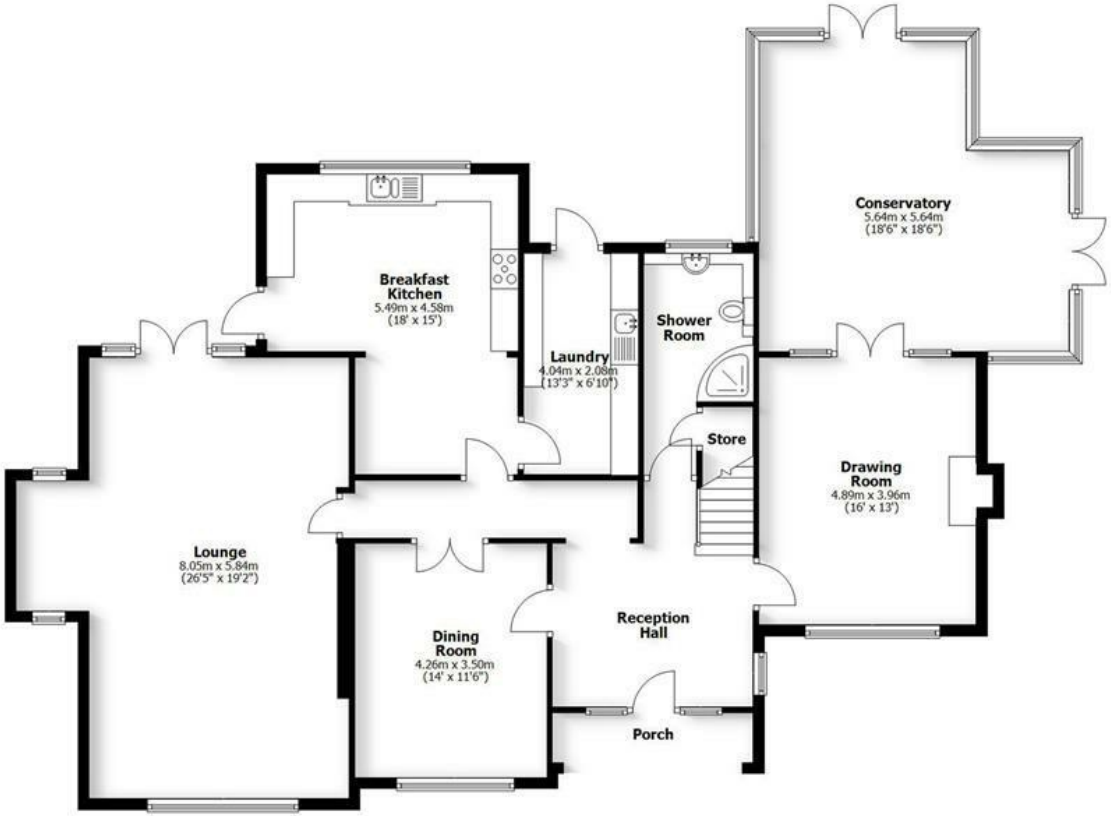
An elegant, detached residence providing beautifully presented accommodation, set in a large plot of approximately 0.39 acres. Ideally positioned in a delightful and convenient location, the property has a gated driveway, a detached double garage and an outstanding rear garden that has been maintained to a high standard.
NO UPWARD CHAIN.

WYNWOOD HOUSE
OAKEN GROVE, CODSALL

HOUSE:	293sq.m.	3155sq.ft.
GARAGE:	36sq.m.	388sq.ft.
TOTAL:	**329sq.m.**	**3543sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE





Ground Floor

First Floor

LOCATION

Wynwood House is situated down a private drive off Oaken Lanes close to the village centre which provides a comprehensive array of local shopping and leisure amenities which are ideal for everyday use with the further and more extensive amenities afforded by Tettenhall Village, the Perton shopping centre and Telford Centre is 20 minutes by car.

Communications are excellent with rail services running from Codsall station which is within walking distance, with direct connections to Shrewsbury, Birmingham and beyond. The M54 (junction 2) facilitates fast access to Shrewsbury, Birmingham and the entire industrial West Midlands and the area is well served by excellent schooling.

DESCRIPTION

Wynwood House is a well presented detached residence that has been carefully maintained by the current owners, offering rooms of generous scale throughout. The property is thoughtfully laid out and is appointed to an exceptionally high standard with quality kitchen and bathroom suites.

Externally, the property is approached via a gated driveway, leading to a detached double garage. A particular highlight of the home is the exceptional rear garden which is well established and enjoys an excellent degree of privacy. There is also CCTV that surrounds the property.

ACCOMMODATION

A front door with double glazed panels to either side opens from the PORCH into the impressive RECEPTION HALL with Amtico flooring and a window to the side elevation. From the hall a door opens into a well-appointed SHOWER ROOM comprising a shower cubicle, WC and vanity unit with a wash basin, cupboards and drawers beneath, along with a rear facing window, integrated ceiling lighting and a heated towel rail. The LOUNGE ROOM is a superbly proportioned principal reception room with a feature fireplace with stone mantel surround and a gas fire, windows to two elevations, and French doors enjoying attractive views over the rear garden. From the hall, a further door leads into the DRAWNING ROOM with integrated ceiling lighting, a feature fireplace with a marble hearth and a gas fire, a window to the front and French doors opening into the large conservatory. The CONSERVATORY is a notably bright space, with windows and two pairs of French doors to the side and rear, four roof openers and two ceiling fans, together with gas central heating, making it suitable for use all year round. The DINING ROOM has Amtico flooring, a window to the front elevation, and panelled double doors to the hall. The BREAKFAST KITCHEN is fitted with a comprehensive range of wall and base mounted cabinetry, a range of integrated appliances including a gas hob, double oven, an under counter fridge and dishwasher, sink and drainer. There is integrated ceiling and under-counter lighting, a rear facing window enjoying a pleasant outlook over the garden, and a door to the side elevation. From the kitchen, a door leads through to the LAUNDRY fitted with further wall and base units, a sink and drainer, a washing machine and a tumble dryer, an integrated fridge/freezer and a separate freezer, a wall-mounted Worcester Bosch boiler and a door providing access to the rear garden.

Stairs with wooden balustrading rise from the reception hall to the first-floor galleried LANDING, where French doors open onto the rear balcony providing a fine seating area with splendid views over the rear garden. The PRINCIPAL SUITE is an outstandingly spacious double bedroom with an extensive range of fitted furniture including wardrobes with a fitted desk area making it suitable for a home office, bedside tables and a dressing table. There are windows to both the front and rear elevations and a well-appointed ENSUITE BATHROOM comprising a free-standing bath and a separate shower cubicle with a rainfall shower and a separate hose, a vanity unit with twin basins, cupboards and drawers beneath, and large wall-mounted mirrored cabinets with integrated lighting, along with a rear window, a heated towel rail, and fitted storage cupboards with shelving. The SECOND BEDROOM SUITE has a double bedroom with windows to both the front and rear elevations, fitted bedroom furniture, and an ENSUITE BATHROOM with a panelled bath and shower hose, a wash basin set within a vanity unit with storage cupboards below, a WC, tiled walls and a front facing window. The THIRD BEDROOM SUITE is also a double bedroom with a range of fitted furniture and an ENSUITE BATHROOM fitted with a corner bath, wash basin, a WC, part tiled walls and a window to the front. BEDROOM FOUR is a good size room with a rear facing window and a door opening into the HOUSE SHOWER ROOM which is superbly appointed and comprises a shower cubicle with a rainfall shower and separate hose, a large vanity unit with a wash basin and drawers beneath, a fitted mirror with integrated lighting, a WC, underfloor heating and a heated towel rail.

OUTSIDE

The property stands in a total plot size of approximately 0.39 acres with an impressive, wide frontage behind a brick wall to the boundary and electric gates providing access to the Permeable Sureset DRIVEWAY affording ample off-street parking for several vehicles. There is a range of mature, sculpted shrubbery and a DETACHED DOUBLE GARAGE with electric doors offering considerable storage space, a door to the side and electric light and power.

Gated access to both side of the property leads to the REAR GARDEN, which is a key feature of the home. An extensive paved terrace with pathway lighting provides an ideal outdoor seating area, leading onto a generous rear lawn bordered by exceptionally well-maintained and beautifully planted beds. An abundance of mature trees creates a superb green backdrop and ensures an excellent degree of privacy.

A pathway winds beneath a series of decorative metal arbours draped with climbing greenery, leading to a further paved terrace at the rear with tall, sculpted hedging surrounding a Chinese tea house and a further pathway leading to the courtyard with a useful garden sheds providing additional storage.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND G – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard, Superfast and Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The UK Government estimate a yearly chance of Medium for the area, however we are advised by the vendor there has been no flooding to the house since construction.

Asking Price £1,195,000 EPC: D

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.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

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