



69 Oaken Park,  
Codsall,  
Wolverhampton,  
WV8 2BW

nick tart

## Key Features

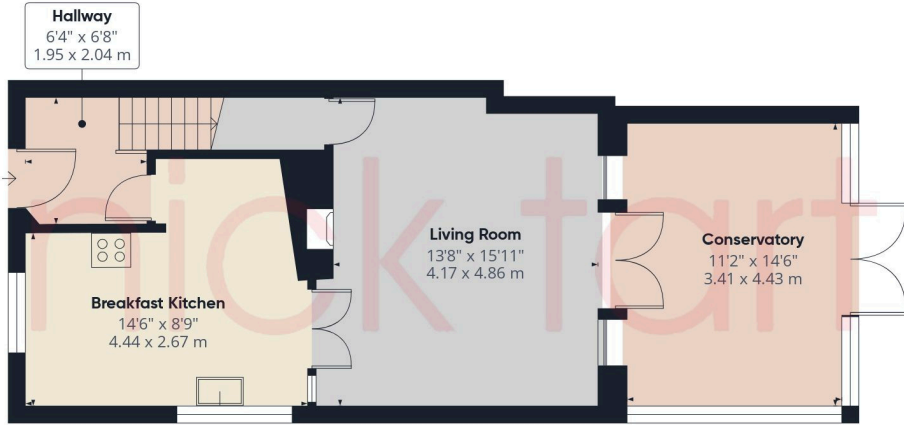
- Sought after road
- Driveway
- Garage store
- Electric car charging point
- Multi fuel wood burner
- Conservatory
- 2 Double bedrooms
- 1 Single bedroom
- Modern bathroom suite
- NEW kitchen units MAY 2026

## Contact Us

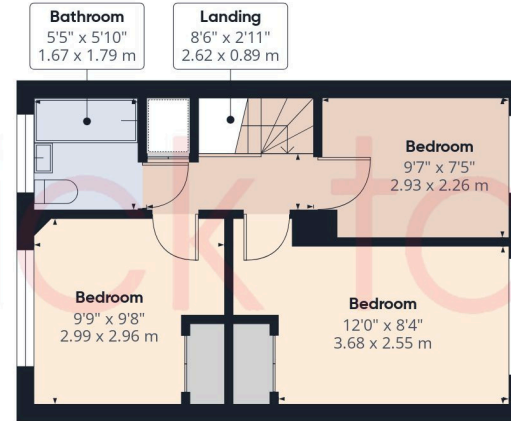
01902 755585

wolverhampton@nicktart.com

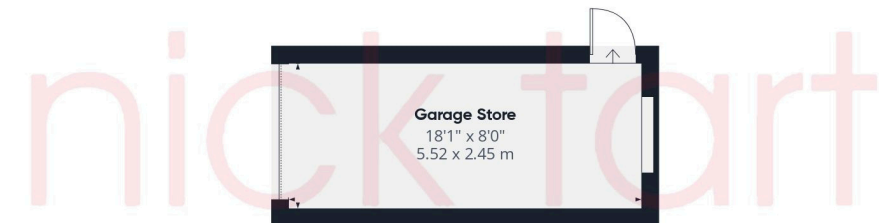




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1108 ft<sup>2</sup>

102.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Ground Floor

**Entrance hall** Has a composite style front door with obscure glass, radiator, tiled flooring, staircase rising to the first floor and door to...

**Breakfast Kitchen** Enjoys a matching range of base level units with work surfaces over, sink unit with mixer tap, plumbing for washing machine, integrated dish washer, built in electric oven and hob with extractor fan over, radiator, tiled flooring, UPVC double glazed windows to the front and side respectively and single glazed internal double doors lead to...

**Living room** Has a feature fireplace with multifuel burner and tiled hearth, storage cupboard, radiator and hard wood flooring.

**Conservatory** which is of brick and UPVC construction and benefits from hard wood flooring and a radiator.



## Outside

To the rear of the property is a paved patio area, lawn, pleasant flower and shrub borders and gated access to fore. To the front of the property there is a detached **garage store** and a **driveway** that allows for off road parking plus an electric car charging point.

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



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## First Floor

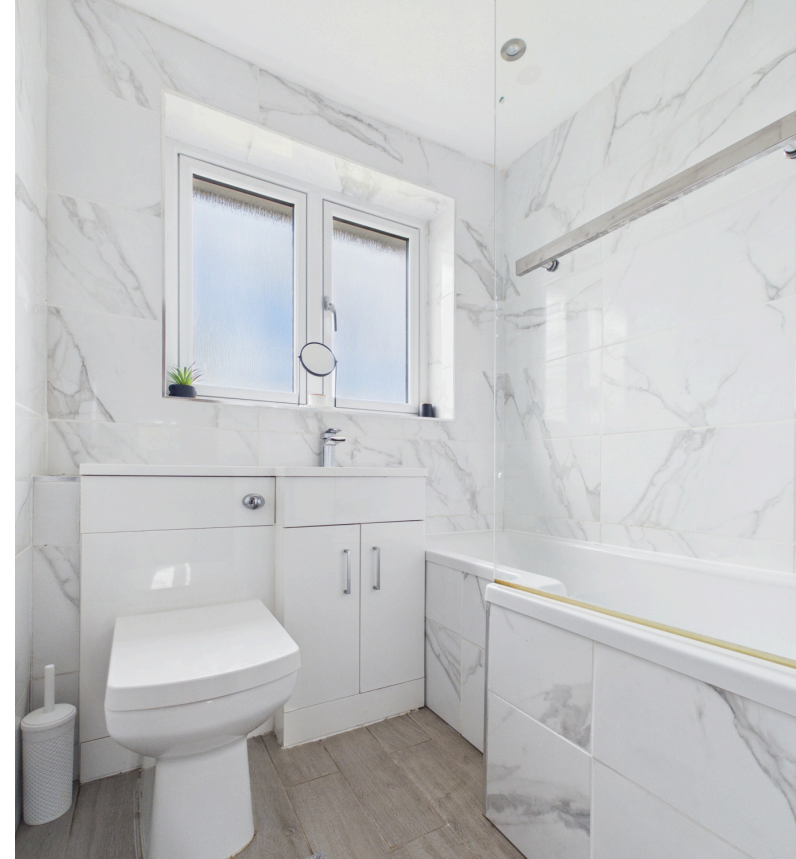
**Landing** Has a storage cupboard that houses the gas combination boiler, hatch to roof space and doors to...

**Bathroom** Comprises of a tiled 'P' shaped bath with shower over, wash hand basin with mixer tap and vanity unit under, WC, wood effect tiled flooring, heated towel rail, fully tiled walls, inset spot lighting and UPVC double glazed windows with obscure glass to the fore.

**Bedroom** Has built in wardrobes, a radiator and UPVC double glazed windows to the fore.

**Bedroom** Has built in wardrobe, a radiator and UPVC double glazed windows to the rear.

**Bedroom** Has a radiator and UPVC double glazed windows to the rear.



**EPC: D64**

**Tenure** – we are advised the property is Freehold.

**Services** – we are advised all mains services are connected.

**Council Tax – Band C** (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of conveyancing partners including, Move Reports UK Ltd and Kingsley Bond where we currently receive a referral fee of £200 / £300 for each transaction.



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