



Coachmans Croft, Shop Lane, Oaken, Wolverhampton, WV8 2AX

BERRIMAN  
EATON

# Coachmans Croft, Shop Lane, Oaken, Wolverhampton, WV8 2AX

A substantial family home providing well proportioned accommodation over three storeys with the potential for a self contained, ground floor annex, all standing in a large plot of just under 0.4 acres in total on the fringes of a highly regarded and much sought after South Staffordshire hamlet. There is ample scope to extend (STPP).

## LOCATION

Oaken is a small hamlet standing in beautiful South Staffordshire countryside with a lovely rural feel and yet it is within easy travelling distance of both Codsall and Tettenhall Village centres with Wolverhampton City Centre itself being within convenient travelling distance. Communications are excellent with the A41 being nearby, rail services run from Albrighton and Codsall and the M54 facilitating fast access to Shrewsbury, Birmingham and beyond. There is a footpath at the end of Shop Lane leading into Codsall village itself.

## DESCRIPTION

Coachmans Croft is a superb residence with extensive living accommodation which is arranged over three floors with the current sellers having created a fine loft conversion to increase the bedroom provision in the original portion of the house. There is the additional benefit of the possibility of a self contained annex to the ground floor and, overall, the property has much versatility and flexibility of use. There is ample scope to model the rooms to suit individual buyers requirements and also ample scope to extend, subject to gaining all of the usual and necessary consents and permissions.

The property has been well maintained over the years but would now benefit from a scheme of refurbishment. It has the benefit of double glazing and gas fired central heating. The house stands within a superb plot with a matured frontage, gated drive and charming gardens to the side and rear.

## ACCOMMODATION

An enclosed PORCH with quarry tiled floor has a glazed door with matching panels to either side opening into the galleried HALL with oak parquet flooring, an understairs storage cupboard and a CLOAKROOM with a white suite, part timber panelled walls, coved ceiling and a rear window. The LOUNGE has a light through aspect with oak parquet flooring, a tiled minster fireplace with open fire, coved ceiling, wiring for wall lights and double glazed doors and windows into the large, L-shaped CONSERVATORY which provides ample space for both dining and seating areas and which is fully double glazed with laminated flooring and French doors to the garden. The DINING ROOM has a ceramic tiled minster style fireplace with living flame coal effect gas fire, ceiling coving and a window to the front and the BREAKFAST KITCHEN has a full range of wall and base mounted cabinetry with space for a range style cooker with filtration unit above, a concealed pull out ironing board, a coordinating breakfast table, a stainless steel sink and a rear window and garden door.

The integrated ground floor ANNEX comprises a BED / SITTING ROOM with a light corner aspect with windows to both the front and rear and a decorative electric fireplace with wooden surround, coved ceiling and an internal door to a BREAKFAST KITCHEN with wall and base mounted cupboards, a stainless steel gas hob and stainless steel electric oven, plumbing for a washing machine, a stainless steel sink, windows to the side and a rear and a garden door.

An elegant staircase with turn balustrading rises from the hall to the galleried first floor landing. There are FOUR DOUBLE BEDROOMS to the first floor, three of which have fitted wardrobes. Two of these bedrooms interlink and could provide a superb teenagers suite with one of the rooms having a light, triple aspect and French doors opening onto a breakfast balcony with a delightful aspect over the rear garden. There is a BATHROOM with a fitted suite with a panelled bath with shower over, vanity unit with inset sink with cupboards and drawers and WC with concealed flush, tiled floor and walls and two windows to the rear.

A second staircase with turned balustrading rises to the upper floor accommodation with a small landing with fitted shelving and a door opening into the PRINCIPAL SUITE with a double bedroom with a vaulted ceiling with four roof lights, two banks for fitted wardrobes, a coordinating chest of drawers, under eaves storage cupboards and a well appointed EN-SUITE SHOWER ROOM with a corner shower and vanity unit with inset wash basin with cupboards and WC with concealed flush and a roof light.

## OUTSIDE

Coachmans Croft stands within a superb plot of approximately 0.38 acres in total. It is approached through wrought iron gates set within brick walls which open onto an area of DRIVEWAY laid in tarmac which provides ample parking for several vehicles. There is a matured frontage with a large front lawn with well stocked and planted beds and borders with the lawn sweeping around the side of the house to the well planted REAR GARDEN with extensive lawns, a paved patio to the rear of the house, a circular paved seating terrace with covered timber decked terrace behind and two sheds. The garden enjoys a considerable degree of privacy and is a particular feature of the property and benefits from two sheds with electricity, one is used as a home office and the other is a work shop.

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 / Ultrafast are available

Mobile – Ofcom checker shows there is limited coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

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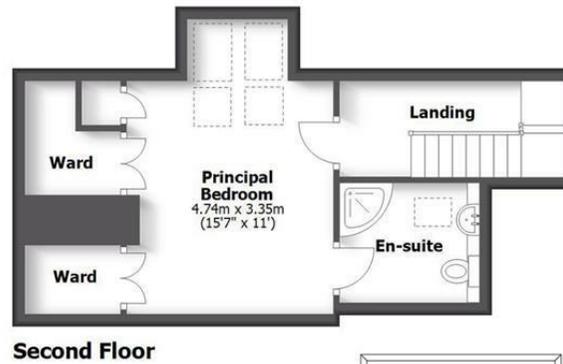
Offers Around  
£750,000

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.



**COACHMANS CROFT**  
SHOP LANE, OAKEN



**TOTAL: 241.2sq.m. 2596sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY - NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE

