



*Willow House, Oaken*

**THOMAS HARVEY**  
ESTATE AGENTS

# A Most Distinctive & Impressive Four Bedroom Two Bathroom Detached Family House, Occupying A Prominent Position In This Highly Sought After South Staffordshire Hamlet Known As Oaken!

**Willow House, Oaken, Wolverhampton, WV8 2BA**  
**Asking Price: £659,000**

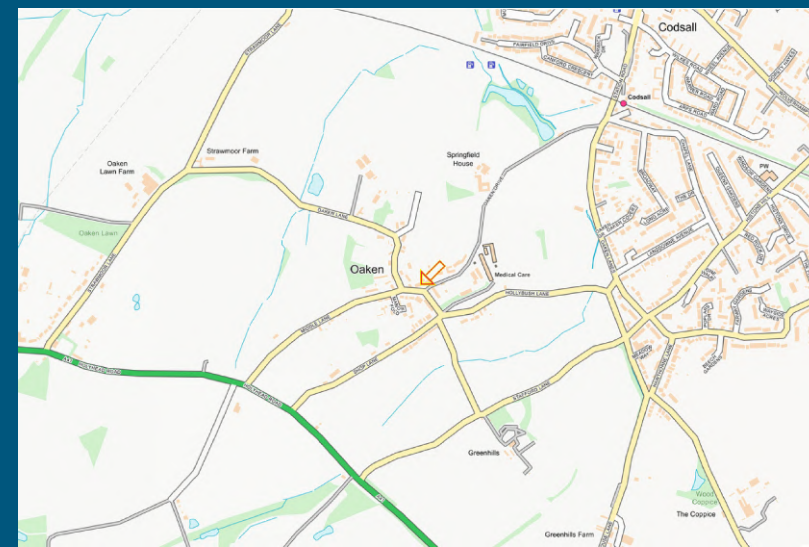
**Tenure: Freehold**  
**Council Tax: Band G – South Staffordshire**  
**EPC Rating: D (66) No: 2513-3036-5207-1224-5204**  
**Total Floor Area: 2174sq feet (202.0sq metres) Approx.**  
**Services: We are informed by the Vendors that all main services are installed**  
**Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available**  
**Mobile: Ofcom checker shows four main providers have likely coverage outdoor.**

Occupying a commanding and elevated corner position on prestigious Oaken Lane, therefore in the highly sought-after South Staffordshire hamlet of Oaken, *Willow House* stands as a distinctive and beautifully maintained residence surrounded by unspoilt countryside.

Presented to an exceptional standard throughout, this remarkable detached home offers luxurious accommodation and represents a rare opportunity to acquire a truly outstanding family property. Stepping inside, the impressive interior which measures at approx. 2174sq feet, immediately conveys a sense of scale and refinement. The grand reception hall, centred around a striking C-shaped staircase, creates a memorable first impression and sets the tone for the elegant areas that follow. Thoughtfully designed and tastefully decorated, the home is ideal for buyers seeking a turnkey property of genuine quality.

The ground floor flows beautifully, offering a superb balance of formal and informal living. The charming 25ft living room, complete with feature fireplace, opens through internal doors to both the conservatory and the dining/sitting room, creating a wonderfully versatile space, perfect for entertaining family and guests. The breakfast kitchen is fitted with an extensive range of cream cabinetry and integrated appliances, with direct access to the rear garden. A guest cloakroom, cloaks cupboard, utility room and double-width garage with remote-controlled door, complete the ground floor accommodation. Upstairs, the galleried landing leads to four generous double bedrooms, each featuring twin windows and built-in wardrobes. Both the principal ensuite and the family bathroom are appointed with luxury suites, creating a heightened sense of comfort. Set within a generous plot of approx. 7,092 sq ft, the property enjoys excellent kerb appeal. The walled frontage provides parking for several vehicles, while the private rear garden has been thoughtfully landscaped to create a delightful, low-maintenance outdoor setting, predominantly paved and perfectly suited for summer entertaining and garden parties.

Despite its peaceful rural position, Willow House enjoys superb convenience. Codsall, Perton and Tettenhall Village offer a wide range of amenities, and the area is well served by excellent schooling in both sectors. Codsall Train Station, less than half a mile away, provides direct links to Shrewsbury and Birmingham, while the M5, M6 and M54 offer swift access to Telford, Shrewsbury, Birmingham and the wider West Midlands. A distinctive home of rare quality, beautifully maintained and perfectly positioned!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



**T: 01902 758111**

**E: properties@thomasharvey.co.uk**

**W: www.thomasharvey.co.uk**

**A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS**

**Entrance Hall: 16'1" (4.90m max) x 13'1" (4.00m)**

Composite front door with floor to ceiling double glazed opaque side windows, two radiators, wall light points, display niches with lighting, period style coved ceiling, built in cloaks cupboard and C-Shaped central staircase to first floor with storage below. **Guest Cloakroom:** Fitted with a white suite comprising low level WC, sink unit, radiator and opaque glazed circular window to front.

**Living Room: 25'7" (7.80m into bay) x 12'10" (3.90m)**

Italian marble style fireplace & hearth with gas coal fire & decorative surround, three radiators, skirting heating, wall light points, coved ceiling, double glazed bay window to front and internal full width double glazed sliding doors to: **Conservatory: 10'2" (3.10m) x 8'10" (2.70m)** Wall mounted electric heater, ceiling light & fan, laminate flooring and double doors to rear garden.

**Sitting/ Dining Room: 11'8" (3.55m) x 9'10" (3.00m)**

Radiator, wall light points, coved ceiling and double glazed patio doors to rear garden.

**Breakfast Kitchen: 18'4" (5.60m max) x 10'10" (3.30m max)**

Fitted with an extensive suite of matching limed oak units, a range of base cupboards & drawers with matching black granite worktops, coved suspended wall cupboards with under lighting, stainless steel sunken 1½ drainer sink unit with stainless steel mixer tap, a range of built in appliances include fridge, freezer, Bosch dishwasher, SHARP microwave & Rangemaster double width cooker with stainless steel extractor hood over, radiator, recessed ceiling spotlights, tiled flooring and double glazed windows to rear & side with matching external door leading to the garden. Internal access leads to the:

**Double Width Garage: 18'4" (5.60m) x 16'5" (5.00m)**

Remote controlled automatic 'Up & Over' double garage door, power, lighting, built in base cupboards & shelving and **Separate WC:** Low level WC and radiator.

**Utility: 12'10" (3.90m) x 9'10" (3.00m)**

Built in base cupboards & drawers with matching worktops, suspended wall cupboards, plumbing for washing machine, tiled flooring, double glazed window to rear, internal PVC double glazed door to garage and PVC door to front driveway.

**First Floor Galleried Landing:** Radiator, wall light points, coved ceiling and loft hatch with pull down ladder.

**Bedroom One: 13'9" (4.20m) x 13'5" (4.10m)**

Fitted with a range of built in furniture including wardrobes, overhead stores, bedside tables, separate drawer unit & dressing table, radiator, wall light points, coved ceiling and two double glazed windows to front. **Ensuite Bathroom: 9'0" (2.75m) x 6'11" (2.10m)** Fitted with a smart white suite comprising panelled bath with shower unit & screen, low level WC, vanity unit with mirror & light over, radiator, tiled walls, coved ceiling, vinyl flooring and two double glazed windows to front.

**Bedroom Two: 13'9" (4.20m) x 9'10" (3.00m)**

Fitted with a range of built in furniture including full width floor to ceiling wardrobes, dressing table & drawers with lighting & mirror over, radiator, wall light points, coved ceiling and two double glazed windows to rear.

**Bedroom Three: 10'10" (3.30m) x 9'10" (3.00m)**

Built in twin wardrobes with overhead stores & bedside table with drawers, radiator, wall light points, coved ceiling and double glazed windows to rear.

**Bedroom Four: 10'10" (3.30m) x 9'10" (3.00m)**

Built in triple mirrored wardrobes, radiator, wall light points, coved ceiling and two double glazed windows to rear.

**Family Bathroom: 13'5" (4.10m) x 6'7" (2.00m)**

Fitted with a luxury shower suite comprising walk in double shower enclosure with overhead power spray over, recessed WC with storage, vanity unit with matching suspended wall cupboard over with mirror & spotlighting, chrome heated towel radiator, stone style tiled walls & flooring, recessed ceiling spotlights, extractor fan and double glazed window to rear. **Walk in airing cupboard:** Wall mounted Valiant gas fired central heating boiler and double glazed window to front.

**Rear Garden:** The rear garden has been mainly paved to offer low maintenance yet a private and pleasant outlook with a full width paved terrace, flowering borders with a variety of shrubs & trees, centre tiered rockery with feature ornamental pool, two sets of steps lead to the further raised patio, with flowering borders & islands, rear enclosure with timber shed, surrounding fencing, gated side entry and exterior lighting & water supply.

**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.

















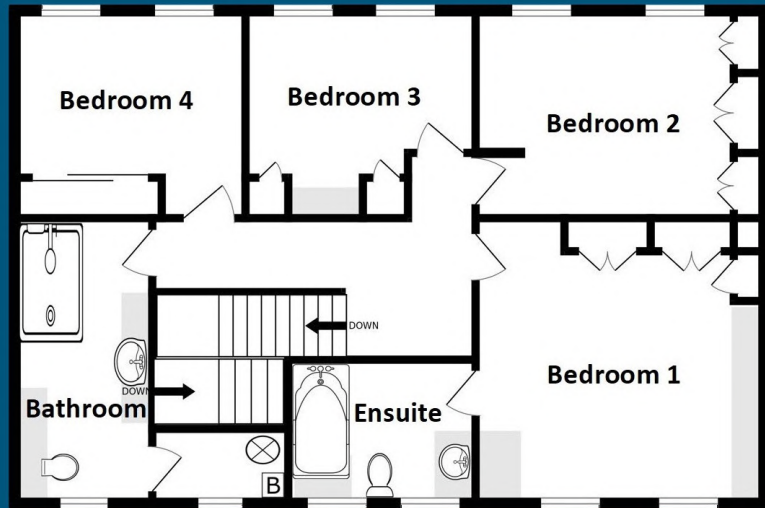




# Willow House, Oaken

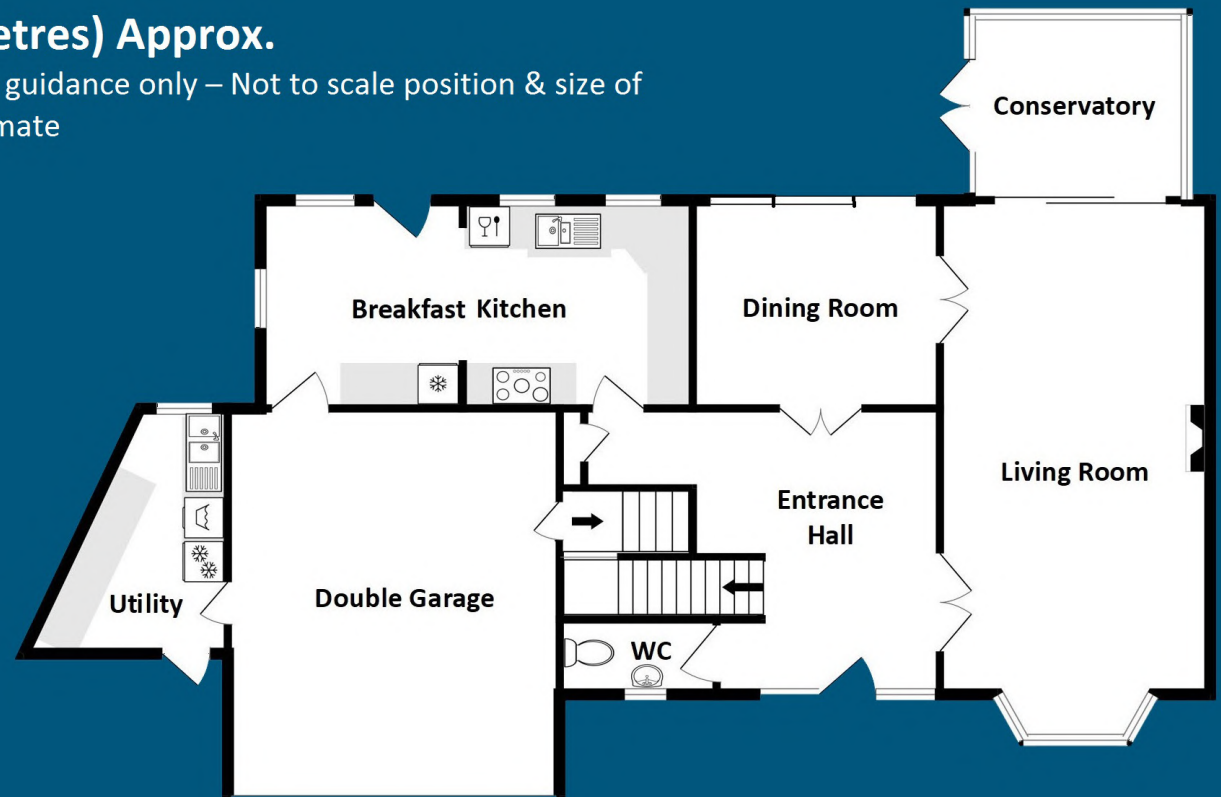
**Total Floor Area: 2174sq feet (202.0sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



## First Floor

Approx.: 829sq feet  
(77.0sq metres)



## Ground Floor

Approx.: 1,345sq feet  
(125.0sq metres)



PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.