



1 & 2 New Cottages Oaken Lane, Oaken, Wolverhampton, WV8 2BD

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A surprisingly spacious five bedroomed, end of terrace period residence providing well-proportioned living accommodation in a highly regarded South Staffordshire hamlet.

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 running from Albrighton and Codsall and the M54 facilitating fast access to Shrewsbury, Birmingham and beyond.

DESCRIPTION

1 & 2 New Cottages is a delightful, end of terrace residence which originally comprised a pair of compact terraced homes which were cleverly amalgamated many years ago to create an outstanding home of much depth and calibre.

The accommodation is particularly well proportioned to both the ground and first floors and has been well-maintained over the years. The house is tastefully decorated and benefits from majority double glazing to the windows and gas fired central heating.

The house stands within a large plot with an unusually large garden for a house of this type and one which enjoys a considerable degree of privacy.

ACCOMMODATION

A composite front door opens into the PORCH with raftered ceiling and double glazed windows to two elevations together with a glazed door and internal windows opening into the DINING HALL which is a well proportioned reception room with an old cast iron range, laminated flooring, dado rail and an understairs cloaks and storage cupboard. The LOUNGE has a light corner aspect with a leaded window to the front and a double glazed and leaded side window, a decorative cast iron fireplace with tiled hearth, laminated flooring, ceiling cornice, wiring for wall lights and dado rail. There is a SITTING ROOM with leaded front windows and a secondary front door, a decorative cast iron fireplace with painted ceramic tiled slips and quarry tiled hearth, picture rail and ceiling coving. The KITCHEN has a full range of wall and base mounted cabinetry with an inset electric hob with filtration unit above and built under double electric oven, an integrated dishwasher, an integrated freezer, space for an undermounted fridge, beamed and raftered ceiling, double glazed and leaded windows to two elevations and a double glazed rear door and tiled floor. There is a LAUNDRY with plumbing for a washing machine and space for a tumble dryer, wall and base mounted units, a double glazed window and a door to a CLOAKS AND SHOWER ROOM with a white suite of WC and pedestal basin together with a fully tiled corner shower, a double glazed and leaded window, dado rail and tiled floor.

There are two staircases rises to the first floor landing which has a dado rail. BEDROOM ONE is a good double room in size with a double glazed and leaded window with a delightful view and dado rail. BEDROOM TWO is a good double room in size with a light, corner aspect with double glazed and leaded windows to two elevations. BEDROOM THREE is a double room in size with a double glazed and leaded window, two built in wardrobes, coved ceiling, dado rail and an adjoining DRESSING ROOM / BEDROOM SIX with a double glazed and leaded window. BEDROOM FOUR is a good room in size with a double glazed and leaded window. BEDROOM FIVE has a double glazed and leaded window and a built in cupboard with a gas fired central heating boiler. The BATHROOM has a white suite with a panelled bath, WC and Heritage pedestal basin, part tiled walls, exposed ceiling timber and a double glazed and leaded window.

OUTSIDE

The house stands in a delightful position in Oaken and occupies an elevated position behind a front garden which is predominately laid to gravel with a paved DRIVE to one side providing off street parking. Picket gates open onto a terrace with a shaped lawn, raised patio area and stocked borders. A further picket gate opens onto a path to the side (with shared access from the adjoining property) which leads back down to the road and beyond this is the PRINCIPAL GARDEN which is of an excellent size. There are extensive lawned areas, a timber decked entertaining terrace, an area of kitchen garden and a further, paved terrace to the rear which adjoins open land to the rear with a delightful view. The garden enjoys a considerable degree of privacy and is a particular feature of the house.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND E – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.

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

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

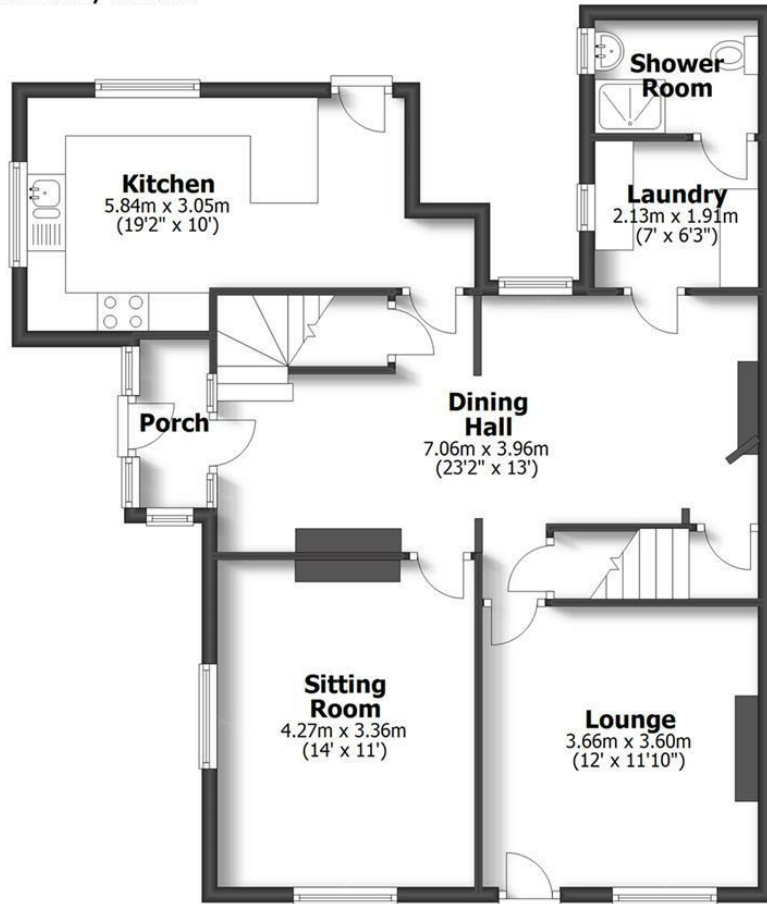
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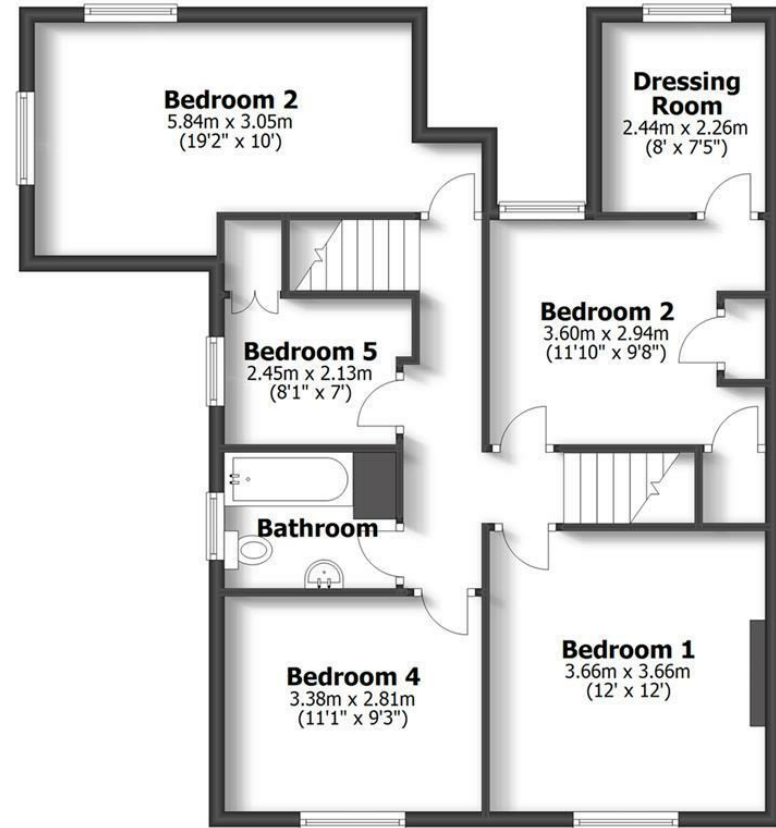
EPC: D

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.

1 & 2 NEW COTTAGES
OAKEN LANE, OAKEN



Ground Floor



First Floor

TOTAL: 154.9sq.m. 1668sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE





