



5 Oaken Covert, Codsall, Wolverhampton, WV8 2BG

BERRIMAN
EATON

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A beautifully presented four bedroom family home in a small cul-de-sac of just six properties.
5 Oaken Covert occupies a large plot with a wide garden to the rear.

LOCATION

Oaken Covert is an exclusive cul-de-sac, accessed down a long private drive, of high quality, highly regarded homes which stands in a particularly fine location on the fringes of a sought after South Staffordshire village.

Codsall provides a full complement of local facilities and there is excellent schooling available nearby in both sectors.

Communications are excellent with the M54 being easily accessible at Junction 2, regular rail services run from Codsall Station, which is nearby, with mainline connections from Wolverhampton, there is easy travelling to Wolverhampton City Centre itself and the highly publicised i54 Business Park is within convenient reach.

DESCRIPTION

5 Oaken Covert sits well back from the road with a driveway and double garage to one side. There is well proportioned accommodation over two storeys with a through lounge, dining room, breakfast kitchen, laundry and guest cloakroom to the ground floor and four bedrooms and two bath / shower rooms to the first floor. There is a large garden that has been beautifully planted.

ACCOMMODATION

A tile hung open PORCH has a composite door and double glazed window opening into the HALL with wood laminate flooring, wiring for wall lights and a GUEST CLOAKROOM with WC, vanity unit with wash basin and cupboard, heated ladder towel rail and double glazed window. There is a through LOUNGE with a double glazed window to the front, double glazed patio doors to the rear, wood laminate flooring, wiring for wall lights, coved ceiling, a gas coal effect fire set in a brick surround and a wooden display unit with cupboards and shelving and double doors open into the DINING ROOM with a double glazed window to the rear, wood laminate flooring and a door to the BREAKFAST KITCHEN has a range of wall and base units with roll top working surfaces and breakfast bar with a wine rack built under, there is tiled splash back, under cupboard lighting, a five ring gas hob with extractor fan above and double electric oven beneath, integrated dishwasher, fridge and freezer, a stainless steel sink and drainer with double glazed windows to two elevations and a door to the LAUNDRY with coordinating units to those in the kitchen with space and plumbing for a washing machine, stainless steel sink, a double glazed window to the front and a double glazed door to the side.

A wooden staircase rises from the hall to the first floor landing with access to the loft and a linen cupboard housing the hot water cylinder with slatted shelf above. The PRINCIPAL BEDROOM SUITE has a large double bedroom with two double glazed windows to the front, wiring for wall lights, fitted furniture and an EN-SUITE BATHROOM with a panelled bath with shower over, wall mounted wash basin, bidet, WC, heated ladder towel rail, tiled floor and walls and a double glazed window. BEDROOM TWO is a good size double bedroom with ample built in wardrobes and a double glazed window to the front. BEDROOM THREE has a built in wardrobe and a double glazed window to the rear. BEDROOM FOUR has built in bedroom and office furniture and a double glazed window to the rear. The SHOWER ROOM has a shower cubicle with panelled walls, a waterfall head and separate hose, wall mounted wash basin with backlit mirror above, WC, vanity cupboards, tiled floor and walls, heated ladder towel rail and a double glazed window.

OUTSIDE

5 Oaken Covert sits behind a DRIVEWAY laid in tarmac providing ample off street parking with a shaped lawn to one side with colourful, stocked beds and borders. There is a DOUBLE GARAGE with twin up and over doors.

There is gated side access to the REAR GARDEN with a paved patio to the rear of the property with screening shrubs, flowering beds and borders, shaped lawns and a cold water supply.

NB

Oaken Covert is an unadopted road. The residents pay £11.66pcm for the lawns to be tended to and the leaves cleared.

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 and Superfast are available

Mobile – Ofcom checker shows three of the four main providers are likely to cover the area

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

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Offers Around
£525,000

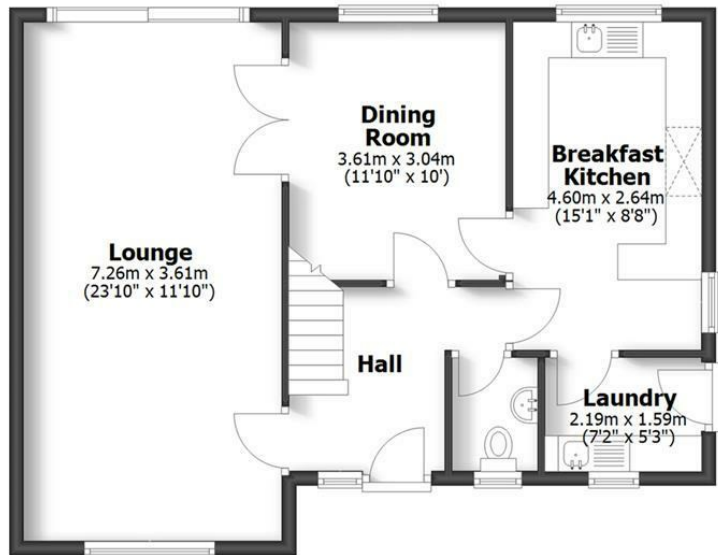
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and 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.



5 Oaken Covert
Codsall

HOUSE: 126.3sq.m. 1360sq.ft.
GARAGE: 27.8sq.m. 299sq.ft.
TOTAL: 154.1sq.m. 1659sq.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

