



The Woodlands, Strawmoor Lane, Oaken, Codsall, Wolverhampton, South Staffordshire, WV8 2HY



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A substantial family home providing accommodation of character with huge potential for personalisation and extension to create a magnificent residence of high value standing within large grounds of approximately 1.25 acres

Codsall - 1.5 miles, Albrighton - 2.5 miles, Tettenhall - 3 miles, Wolverhampton - 5.25 miles, (distances approximate)

LOCATION

Strawmoor Lane is a highly regarded address standing in a beautiful setting amidst rolling South Staffordshire countryside close to the Shropshire border. The area benefits from all of the attractions of countryside living and yet is within easy reach of a comprehensive range of local shopping and leisure facilities available within the nearby villages of both Albrighton and Codsall.

The extensive amenities provided by Wolverhampton City Centre and Telford are within convenient travelling distance with the M54 facilitating fast communications to Birmingham and the entire industrial West Midlands. Local rail services run from both Codsall and Albrighton stations with mainline connections being available at Wolverhampton. The area is well served by schooling in both sectors with Birchfield Preparatory School in Albrighton, St Dominics High School for Girls in Brewwood, Adams Grammar in Newport, Tettenhall College and the Wolverhampton Grammar School all being worthy of note.

DESCRIPTION

The Woodlands is an elegant family home with a front elevation of character with two dual height bay windows and gables. The house is of brick construction over two storeys beneath a pitched, tile clad roof.

Internally the house provides rooms of excellent proportions to both the ground and first floors together with a useful occasional room above the garage. One of the principal attractions of The Woodlands is the superb grounds within which it stands with an impressive frontage with a dual entrance carriage driveway and a large garden and paddock to the rear.

The house would benefit from a degree of refurbishment which enable buyers to create a truly magnificent residence with all of the works being carried out to their own personal tastes and preferences the costs of which would be amply justified by the superb nature of the end result. In addition there is ample scope for extension to both the ground and first floors should buyers so wish (subject to gaining all of the usual necessary consents).

ACCOMMODATION

The front door with an inset octagonal light and windows to either side opens into the HALL which leads to all of the principal reception rooms. There is a LOUNGE with a walk-in double glazed bay window to the rear with French doors, a ceramic tiled fireplace, coved ceiling and wiring for wall lights. The DINING ROOM has a walk-in double glazed bay window to the front, a double glazed side window and coved ceiling with the SITTING ROOM also benefiting from a walk-in double glazed bay window to the front, an internal window to the hall and a side window, coved ceiling and wiring for wall lights.

The BREAKFAST KITCHEN has a basic range of wall and base mounted units with Creda four-ring electric hob and built-in Tricity double electric oven, built-in Hotpoint refrigerator, storage cupboard, walk-in larder and double glazed windows and door to the garden. There is a GUEST CLOAKROOM with BOILER ROOM beyond, a rear door from the hall to the garden, an internal door to the garage and a LAUNDRY with stainless steel sink unit, plumbing for a washing machine, windows, garden door and a further WC.

A staircase rises to the LANDING with a secondary glazed front window, access to the roof space and wiring for wall lights. There are FOUR DOUBLE BEDROOMS, three of which have fitted wardrobes, a BATHROOM with a coloured suite and a SEPARATE WC. A second staircase rises from the ground floor hall to a useful OCCASIONAL ROOM over the GARAGE with rooflight and side window and store room.

OUTSIDE

The Woodlands stands in a beautiful situation with an impressive and wide frontage with a dual entrance carriage driveway with wrought iron entrance gates, shaped front lawn and laurel boundary. There are well matured beds and borders providing a high degree of privacy with access to either side of the house to the BEAUTIFUL GROUNDS TO THE REAR with a paved rear terrace, rear lawn with palisade fencing and a large PADDOCK beyond which is broadly level with various soft fruit trees and, again, well matured beds and borders with several fine old trees. There is a total area of approximately 1.25 acres.

NB

The house will be sold subject to a claw-back clause on the paddock with regards to any future potential development thereof in relation to any additional residences over and above the existing property.

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND

G - South Staffordshire DC.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Tettenhall office on 01902 747744.

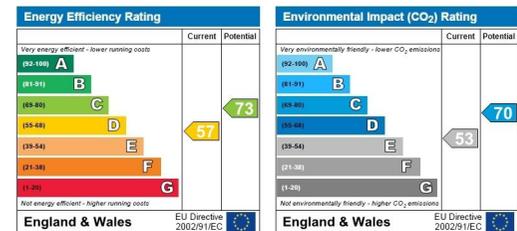
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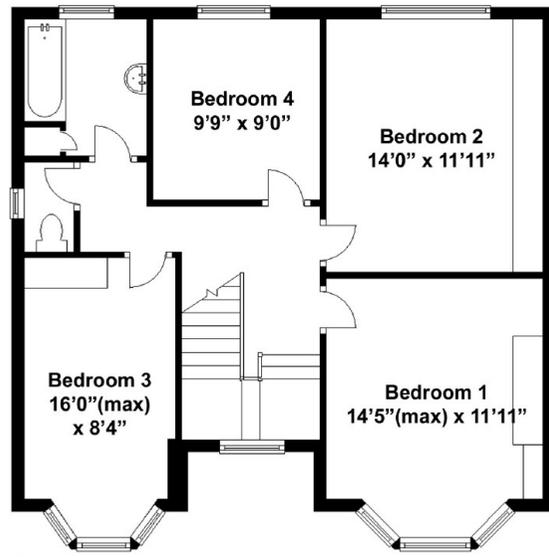
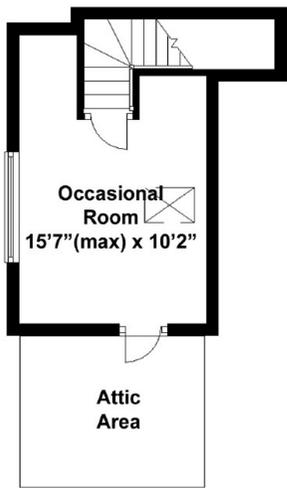
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Offers around
£575,000



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.



First Floor

**THE WOODLANDS
STRAWMOOR LANE
OAKEN**

Approx Overall Floor Area
187.7sq.m 2020sq.ft.
(excluding garage)

FOR GENERAL GUIDANCE ONLY
NOT TO SCALE



Ground Floor



