



Grove House, 25 Oaken Lanes, Codsall, Wolverhampton, WV8 2AH

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A discreetly situated period residence with early Victorian origins standing in a secluded position within a large plot of approximately 0.5 acres in total

LOCATION

Grove House lies within easy reach of the wide range of local shopping facilities and amenities available within both the centre of Codsall itself and the picturesque village of Tettenhall. The area is well served by schooling in both sectors and Wolverhampton City Centre is within convenient travelling distance.

Communications are excellent with Codsall Train Station being within walking distance with direct services to Shrewsbury and Birmingham and the M54 providing access to the entire motorway network.

DESCRIPTION

Grove House is an elegant, period residence which stands at the end of a long, private and gravelled driveway in a hidden spot and benefits from a high degree of privacy within its beautifully tended grounds. The property has been well maintained over the years and is well presented throughout with a superb living kitchen being the focal point of the ground floor and ample bedroom provision to the upper floors.

Planning permission was previously granted for a two storey extension to provide a further living room and the creation of a particularly fine principal bedroom suite with a dressing room and bathroom. Part of the planning permission which was for the extension of the bay window to the drawing room together with a new porch and these works have already been carried out. It is therefore believed that the remainder of the planning permission is still valid although potential purchasers must satisfy themselves in this regard. Planning permission also provided for the creation of a detached three bay garage with large leisure room above.

ACCOMMODATION

A part double glazed front door with surround double glazed windows opens into the PORCH with a door with leaded and coloured lights opening into the HALL with oak flooring, understairs store, dado railing and ceiling cornice. The DRAWING ROOM has an impressive, veined marble fireplace with granite hearth and cast iron log burning stove, a double glazed sash window to the front, oak flooring, and ceiling cornice. There is a SITTING Room with a double glazed sash window to the front and ceiling cornice and a door from the reception hall onto the INNER HALL with ceramic tiled floor and a door to a STUDY with a double glazed window overlooking the rear garden and ceramic tiled floor. A further door from the inner hall opens into the LAUNDRY with bespoke wall and base mounted cupboards, and butchers block work surfaces to part with an undermounted ceramic sink, ceiling cornice, integrated ceiling lighting, a wall mounted Worcester Bosch gas fired central heating boiler, a door into the garage, a stable style door to the rear, and also a door to the CLOAKROOM with a white suite of WC and vanity unit with wash basin with cupboards beneath, double glazed window, ceiling cornice and ceramic tiled floor.

There is an outstanding LIVING KITCHEN which has ample space for preparation, dining, and seating areas. The kitchen area has a contemporary range of gloss fronted white units and a co-ordinating centre island with breakfast bar, a range of Neff appliances including a four-ring induction hob, two fan ovens, a combination microwave, oven and grill, and a warming drawer. The entire room has integrated ceiling lighting, Karndean flooring, double glazed windows together with double glazed French doors to the garden with a seating area having wiring for a wall mounted television.

A staircase with timber balustrading rises to the split first floor landing. BEDROOM ONE has a light corner aspect with double glazed side window and a sash window to the front, a decorative cast iron fireplace with marble hearth and ceiling coving. BEDROOM TWO is a good double room in size with a sash window to the front, integrated ceiling lighting and picture rail. BATHROOM ONE has a well appointed contemporary suite with a rectangular bath, wall hung WC with concealed flush, a separate fully tiled shower with waterfall head and separate hose and a wall hung vanity unit with moulded sink with draws and cupboard beneath, coordinating wall mounted cupboard, part tiled walls, tiled floor with underfloor heating, integrated ceiling lighting, a double glazed rear window and a chrome towel rail radiator. BATHROOM TWO has a well-appointed suite with a free-standing roll top bath with ball on claw feet, separate fully tiled shower, WC and bidet, part mosaic style tiled walls, double glazed window, integrated ceiling lighting and towel rail radiator together underfloor heating. The STUDY/ NURSERY has a window and a further staircase rises to the upper floor accommodation with BEDROOM THREE which is a good double room in size with a double glazed window, built in wardrobe and integrated ceiling lighting. BEDROOM FOUR is a good double room in size with two double glazed windows and there is a SHOWER ROOM with a well appointed suite with a fully tiled corner shower, WC with concealed flush, vanity unit with wash basin, cupboards and draws, a double glazed roof light, underfloor heating, integrated ceiling lighting and a chrome towel rail radiator. BEDROOM FIVE has a double glazed roof light and built in wardrobe.

OUTSIDE

Grove House stands well back from Oaken Lanes being approached over a long, gravel DRIVEWAY which leads to an area of extensive gravel PARKING and turning area. The GARDENS are beautifully matured with extensive lawns, well stocked beds and borders, matured trees and shrubs with the rear garden benefitting from a large, paved patio, circular lawn with box hedging surround and box hedge gravelled pathways together with a circular terrace with stocked beds and borders. There is a LARGE DOUBLE GARAGE with an electric elevating door, windows to two elevations, courtesy door to the rear garden, electric light and power and an internal door to the laundry.

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

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EPC: D

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GROVE HOUSE
25 OAKEN LANES, CODSALL

HOUSE: 226.1sq.m. 2434sq.ft.
GARAGE: 40.2sq.m. 433sq.ft.
TOTAL: 266.3sq.m. 2867sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



