



Ferndale, 33 Oaken Lanes, Codsall, Wolverhampton, WV8 2AH





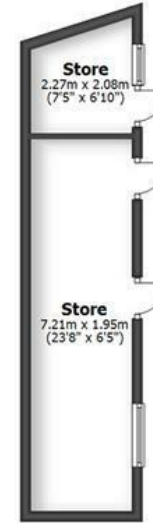
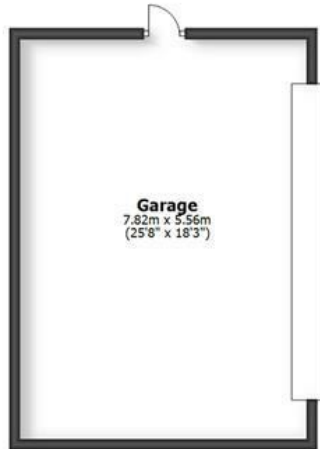
## **Ferndale, 33 Oaken Lanes, Codsall, Wolverhampton, WV8 2AH**

An elegant Victorian residence which benefits from substantially extended accommodation in a quiet setting standing within extensive grounds of approximately two thirds of an acre in total

**FERNDALE**  
33 OAKEN LANES, CODSALL

HOUSE: 352.5sq.m. 3795sq.ft.  
GARAGE/STABLE BLOCK: 61.5sq.m. 662sq.ft.  
**TOTAL: 414sq.m. 4457sq.ft.**

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



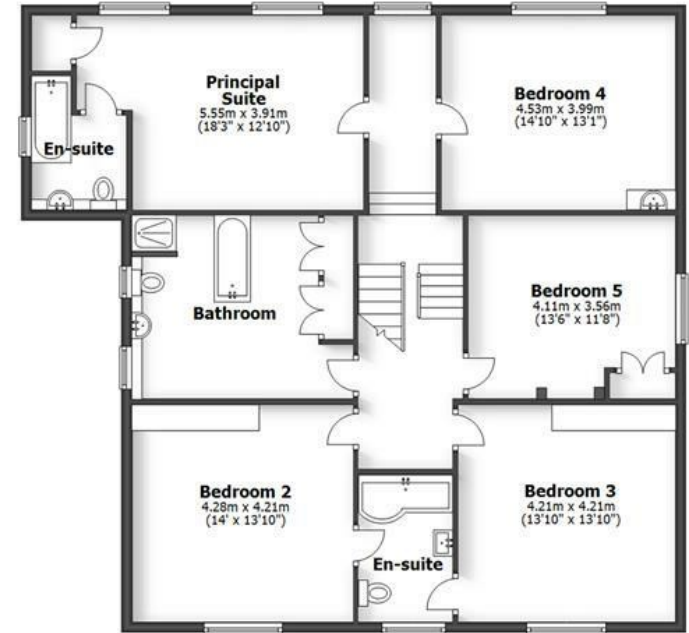
**Stable Block**



**Cellar**



**Ground Floor**



**First Floor**

## LOCATION

Ferndale 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

Ferndale is an elegant, Victorian residence which has been extended and improved upon over the years so it now benefits from extensive accommodation over two floors with particularly impressive reception rooms to the ground floor.

The house has been beautifully maintained over the years and is well presented throughout with neutral décor and well appointed kitchen and bathroom suites. The property further benefits from double glazing and gas fired central heating.

One of the principal attractions of the residence is the superb grounds within which it stands. Ferndale is set well back from Oaken Lanes behind a deep frontage and has a rear garden which is of an unusual size for a property in this location. The grounds are beautifully matured and provide a fine backdrop.

## ACCOMMODATION

A double glazed, CONSERVATORY STYLE PORCH has a composite front door with inset lights opening into the HALL with ceiling cornice, dado rail, wiring for wall lights, a side door, storage cupboard and a side door together with a CLOAKROOM with a WC and wash basin set within a vanity unit with a wide bank of cupboards beneath and further wall mounted cupboards and a walk in cloaks and storage cupboard. The DRAWING ROOM is a particularly fine reception room which is arranged over two levels to provide a dining area with a limestone fireplace with an electric flame effect fire, ceiling cornice and picture rail with three steps leading down to the seating area which has a light aspect with windows to four elevations, a limestone fireplace with electric flame effect fire, up lit picture rail and ceiling mouldings. There is a SITTING ROOM with a contemporary hole in the wall stainless steel living flame gas fire and ceiling cornice and there is a DINING ROOM which is a large, formal room with a living flame coal effect gas fire with marble hearth and slips and an ornate surround, a walk in bay window to the rear, picture rail, recessed, arched display niche with wiring for a picture light and cupboards beneath and a door into the GARDEN ROOM which is fully double glazed with French doors to the garden and electric heaters. There is a large BREAKFAST KITCHEN with a comprehensive range of fitted wall and base mounted cupboards providing ample storage areas, a stainless steel sink, a four ring electric hob with filtration unit above, plumbing for a dishwasher and a breakfast bar together with a large breakfast area with ample space for informal dining and patio doors to the conservatory. There is a REAR HALL with a door to the garden and a SECOND CLOAKROOM with WC with concealed flush, wall hung basin and cupboard together with an adjoining LAUNDRY with wall and base mounted cupboards, stainless steel sink, plumbing for a washing machine, space for a tumble dryer, a Vaillant gas fired central heating boiler and a utility cupboard.

An open door from the hall has a staircase leading down to the OFFICE / GAMES ROOM which could be an ideal room for those wishing to work from home with a window, laminated flooring, integrated ceiling lighting, fitted shelving and a storage cupboard.

A staircase with turned balustrading rises from the hall to the part galleried first floor landing with dado rail, ceiling coving, loft access with ladder and a seating area with a window enjoying a delightful view over the garden. The PRINCIPAL SUITE has a large double bedroom with views over the rear garden, ceiling cornice, a built in wardrobe and an EN-SUITE BATHROOM with a modern white suite with a panelled bath with shower over, vanity unit with inset wash basin, WC with concealed flush and cupboards together with cupboards above and a mirror with inset lighting, integrated ceiling lighting and a towel rail radiator. BEDROOMS TWO AND THREE are both good double rooms in size and both of which have a wide bank of fitted wardrobes and dado rail together with interconnecting doors to the TANDEM EN-SUITE BATHROOM with a modern, white suite with a panelled bath with shower over, WC with concealed flush and a vanity unit with wash basin with cupboards and drawers beneath and mirror and cupboard above and towel rail radiator. BEDROOM FOUR is a large double bedroom with a vanity unit with wash basin with cupboard beneath and ceiling cornice and BEDROOM FIVE is also a good double room in size with a fitted wardrobe with cupboards above and an arched recess with display shelf with cupboard beneath, picture rail and ceiling cornice. The HOUSE BATHROOM is of a fine size with a peninsular bath, separate fully tiled shower and vanity unit with inset wash basin, WC with concealed flush and cupboards, integrated ceiling lighting, dado rail, ceiling cornice and a wide bank of linen cupboards.

## OUTSIDE

The grounds within which Ferndale stand are an outstanding feature of the house. The property is approached over a long tarmac DRIVEWAY and stands well back from Oaken Lanes behind a wide frontage with ample parking and a DETACHED TRIPLE GARAGE with roller shutter elevating door. There are front lawns and stocked beds and borders and gated side access to the LARGE REAR GARDEN which enjoys a considerable degree of privacy which is unusual for a central village house in this location. There is an extensive rear lawn with well matured and stocked beds and borders with a variety of trees, flowering plants and low growing shrubs. There is a brick built STABLE BLOCK providing garden stores with an electricity supply and a paved terrace and patio laid in brick pavements to the rear of the property.

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.

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.







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