



Shadowbrook, 4 Manor Fold, Middle Lane, Oaken, Wolverhampton, WV8 2BE

BERRIMAN
EATON

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A well proportioned single storey residence providing particularly well laid out three bedroomed accommodation standing in a small and exclusive cul-de-sac setting in a sought after, yet accessible South Staffordshire setting.

LOCATION

Shadowbrook stands in a small cul-de-sac setting on the fringes of Oaken which is a small South Staffordshire hamlet surrounded by glorious open countryside and yet which is within easy reach of Codsall Village centre with its full complement of local shopping facilities and rail station with direct services to Shrewsbury, Birmingham and beyond.

Tettenhall Village is also nearby, there is easy access to the City Centre and the M54 (J2) facilitates fast communications to Shrewsbury, Birmingham and the entire industrial West Midlands.

DESCRIPTION

Shadowbrook is a fine example of a well planned and well designed bungalow providing extended accommodation which incorporates two reception rooms, an extended dining kitchen and three bedrooms in a large plot with an impressive frontage and a delightful garden to the rear.

The house has been well maintained over the years and benefits from neutral décor, double glazed windows and gas fired central heating.

ACCOMMODATION

An open PORCH has a panelled and part double glazed and leaded front door with coordinating side window opening into the HALL with ceiling cornice, dado rail and a cloaks and storage cupboard with wall mounted gas fired central heating boiler. The LOUNGE has a double glazed and leaded window to the front, a living flame coal effect gas fire with formal surround and marble hearth and slips, dado rail, ceiling cornice and an open corbelled arch into the DINING ROOM which has sliding double glazed patio doors to the rear garden, dado rail and ceiling cornice. There is a DINING KITCHEN with a full range of wall and base mounted cupboards, space for a range style cooker, an integrated Hotpoint dishwasher, plumbing for a washing machine, ample space for informal dining, ceramic floor tiling, integrated ceiling lighting, double glazed windows and door to the garden together with double glazed patio doors and ceramic floor tiling.

A door from the hall opens into the bedroom wing with a PRINCIPAL SUITE incorporating a large double bedroom with two double glazed and leaded windows to the front, a wide bank of fitted wardrobes with central chest of three drawers, coved ceiling and an EN-SUITE SHOWER ROOM with a fully tiled corner shower, pedestal basin and WC, part tiled walls and a double glazed and leaded side window. BEDROOM TWO is a good double room in size with a double glazed and leaded window overlooking the rear garden and fitted wardrobes with sliding mirrored doors and coved ceiling and BEDROOM THREE is currently used as an office which is ideal for those wishing to work from home with a fitted desk together with a range of office furniture including drawers, cupboards, filing cabinets, corner computer desk and glazed library cabinets, ceiling coving and a double glazed and leaded window to the rear. The BATHROOM has a fitted suite with a panelled bath, pedestal basin, WC, half tiled walls and a double glazed and leaded window.

OUTSIDE

Shadowbrook stands in a superb corner plot with a DRIVEWAY laid in tarmac providing off street parking and access to the brick and tile DOUBLE GARAGE with a remote controlled elevating door, concrete floor, electric light and power, side windows and a side courtesy door. There is gated access on either side of the bungalow to the delightful REAR GARDEN with a paved terrace to the rear of the property leading to the shaped rear lawn with well stocked and matured beds and borders creating a delightful evergreen backdrop.

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

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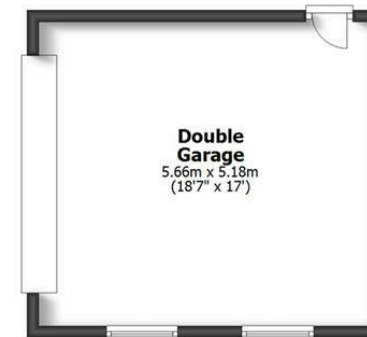
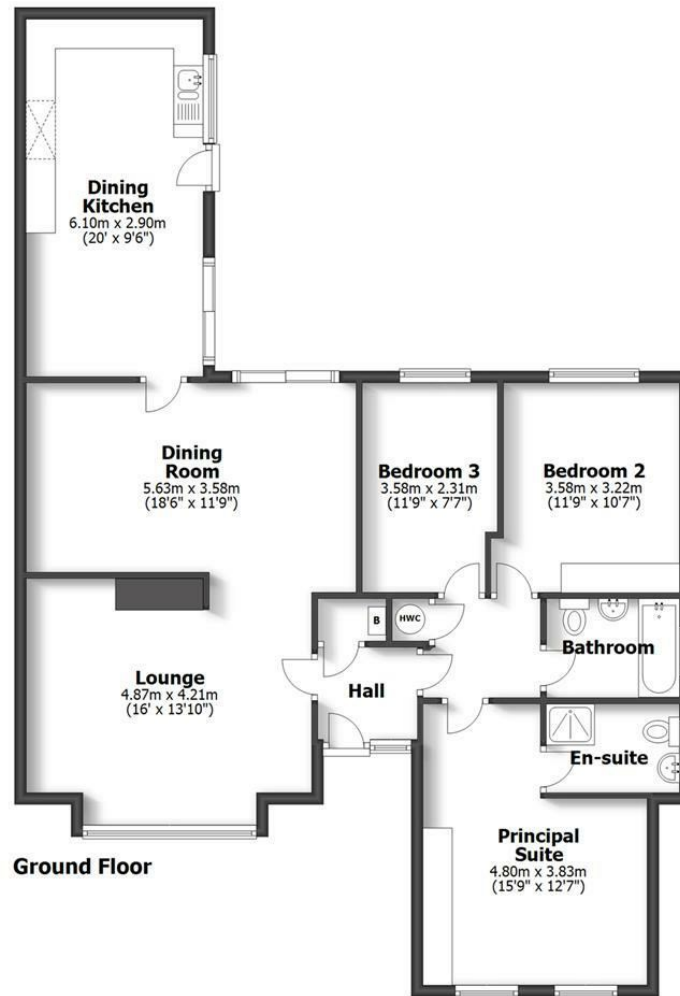
Offers Around
£449,950

EPC: E

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.



SHADOWBROOK
4 MANOR FOLD, MIDDLE LANE, OAKEN



BUNGALOW: 108.4sq.m. 1167sq.ft.
GARAGE: 29.3sq.m. 316sq.ft.
TOTAL: 137.7sq.m. 1483sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

