



The Cottage, 18 Shop Lane, Oaken, Wolverhampton, WV8 2AX

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A charming extended semi-detached period cottage standing in a small and sought after South Staffordshire hamlet.

LOCATION

Oaken is a small hamlet standing in beautiful South Staffordshire countryside with a lovely rural feel and yet it is within easy travelling distance of both Codsall and Tettenhall Village centres with Wolverhampton City Centre itself being within convenient travelling distance. Communications are excellent with the A41 being nearby, rail services running from Albrighton and Codsall and the M54 facilitating fast access to Shrewsbury, Birmingham and beyond.

DESCRIPTON

The Cottage is an attractive, semi-detached property which has been substantially extended to greatly increase the scope of accommodation provided.

The house now benefits from well proportioned three bedroomed, two bathroom accommodation which is well presented throughout which has the benefit of double glazing and gas fired central heating.

The property stands in a lovely plot with ample off street parking and a lovely, matured and well maintained garden to the rear.

ACCOMMODATION

A double glazed front door opens into the HALL with oak flooring, a decorative cast iron fireplace and a GUEST CLOAKROOM with a white suite of WC and wash basin, part tiled walls and a double glazed window to the front. There is a SITTING ROOM with a light corner aspect with double glazed windows to both the front and side, oak flooring, ceiling rafters and integrated ceiling lighting. The LIVING ROOM is a superbly proportioned reception space with ample space for both lounge and dining areas. There is an open, brick fireplace with quarry tiled hearth, oak flooring, dado rail, two double glazed side windows and double glazed French doors to the garden together with a useful understairs storage cupboard. A glazed door opens into the DINING KITCHEN with wall and base mounted units, a double oven Aga, plumbing for a dishwasher, ample space for dining, double glazed windows to the side and rear, quarry floor tiling and an open door into the REAR HALL with a double glazed door to the garden. A double glazed door opens into the LAUNDRY with space for an electric cooker, plumbing for a washing machine, wall and base mounted cupboards, a vaulted and raftered ceiling and double glazed windows to the side and rear.

A staircase with turned balustrading to part rises to the first floor landing with access to the roof space and dado rail. The PRINCIPAL SUITE has a particularly large double bedroom with dado rail, double glazed windows to the side and rear, a built in wardrobe and a door to the EN-SUITE SHOWER ROOM with a fully tiled corner shower, pedestal basin, bidet and WC, laminated flooring, part timber panelled walls and a double glazed window to the rear. BEDROOM TWO is a double room in size with a double glazed window to the front and a linen cupboard with shelving and wall mounted gas fired central heating boiler. BEDROOM THREE is also a double room in size with double glazed windows to both the side and front and dado rail. The BATHROOM has a white suite with a panelled bath with mixer tap and telephone shower attachment, WC and pedestal basin, part tiled walls and a window.

OUTSIDE

The property stands behind a frontage laid in herringbone brick paviments which provides off street parking and there is a DRIVEWAY to the side which is also laid in herringbone brick paviments.

Ledged and braced double gates from the drive to the REAR GARDEN which is a particular delight with a large, paved entertainment terrace to the rear of the house with a shaped lawn beyond with well stocked and maintained beds and borders with a further, paved terrace to the rear. There is a timber garden shed.

We are informed by the Vendors that mains water and drainage are connected.
COUNCIL TAX BAND D – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.

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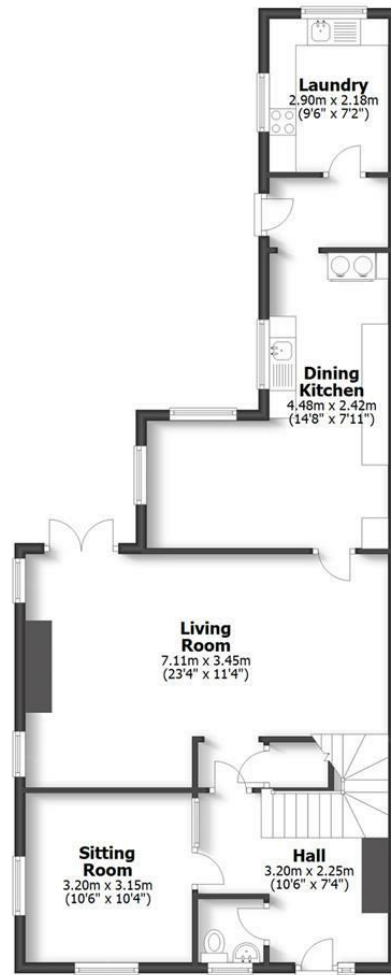
Offers Around
£435,000

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.



18 Shop Lane
Oaken



Ground Floor



First Floor

TOTAL: 142.3sq.m. 1531sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

