



Fernleigh, 35 Oaken Lanes, Codsall, Wolverhampton, WV8 2AH

BERRIMAN
EATON

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A particularly attractive four reception room and five bedroom Victorian semi-detached cottage standing well back from the road behind a deep frontage in a sought-after Codsall address

LOCATION

Fernleigh 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

Fernleigh is a period Victorian property with surprisingly spacious accommodation over three storeys of much note and much calibre. Many period features have been retained which has preserved the character of the house and there is an abundance of character throughout.

The property has been well maintained over the years and is well presented throughout. It stands within a generous plot behind a particularly deep frontage with a detached garage and ample parking. There is a lovely garden to the rear which provides a superb backdrop.

ACCOMMODATION

An open, tile hung PORCH with steps has a panelled and secondary glazed door opening into the HALL with chequered, quarry tiled floor, dado rail, ceiling cornice, display shelving and a door to the CELLAR. There is a SITTING ROOM with a walk in square secondary glazed bay window to the front with decorative, coloured and leaded upper panes, a fine marble fireplace with living flame coal effect gas fire with painted ceramic tiled slips, dado rail and ceiling cornice. The DINING ROOM has a decorative fireplace with a tiled slips and a white painted formal surround with granite mantle and display shelving to either side with cupboards beneath, a sash window to the rear with working shutters and coved ceiling. An INNER LOBBY has a cloaks and storage cupboard and a GUEST CLOAKROOM with WC and wash basin with cupboard beneath, tiled floor, part tiled walls, a window, a wall mounted gas fired central heating boiler and a chrome, towel rail radiator. An open arch from the lobby leads to the BREAKFAST ROOM with chequer board quarry tiled floor, a walk in secondary glazed bay window to the side, a double oven Aga, an original cupboards together with an open arch into the KITCHEN with wall and base mounted cabinetry with butchers block working surfaces, a Zanussi electric hob with built under Zanussi electric oven, an integrated Electrolux fridge and freezer, an integrated Electrolux dishwasher, an integrated AEG washing machine, tiled floor, roof lantern and double glazed side windows and French door. Beyond the kitchen is a charming GARDEN ROOM with double glazed windows to the side and rear together with double glazed French doors to the garden, wiring for wall lights and tiled flooring.

A staircase from the hall rises to the galleried first floor landing with access to the roof space and dado rail. The PRINCIPAL SUITE has a well proportioned double bedroom with wooden flooring, a decorative cast iron fireplace with wooden surround, built in wardrobes, a secondary glazed window to the front, coved ceiling and an EN-SUITE BATHROOM which is well appointed with a free standing slipper bath standing on ball and claw feet, a separate fully tiled corner shower with rainfall head and separate hose, basin with fluted pedestal and WC, wooden flooring, ceiling coving, secondary glazed window and a radiator with heated towel rail attachment. BEDROOM TWO is a good double room in size with the secondary glazed window overlooking the garden, a decorative cast iron fireplace with white painted surround, built in wardrobes, a pedestal basin, plaque rail and coved ceiling. BEDROOM THREE is a double room in size with wooden flooring, a secondary glazed sash window to the front and built in cupboards and the HOUSE BATHROOM has a panelled bath with mixer tap with shower attachment, a separate fully tiled corner shower with waterfall head and separate hose, a pedestal basin and WC, laminated flooring, part timber panelled walls, a window and double glazed roof light and a radiator with towel rail attachment.

A second staircase rises to the upper floor accommodation with a LANDING ROOM / BEDROOM FOUR with a double glazed rear window, access to the roof space and a door into BEDROOM FIVE which has a double glazed window to the front and a further window to the side and which is a double room in size.

OUTSIDE

Fernleigh stands behind a particularly deep frontage with a DRIVEWAY laid in tarmacadam providing ample off street parking. There is a DETACHED GARAGE and gated access to the lovely REAR GARDEN. There is a paved COURTYARD to the side of the property with an ornamental garden pond and seating area beneath a pergola together with an extensive, paved patio to the rear of the property with a rear lawn beyond.

We are informed by the Vendors that all mains services are connected.
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
£525,000

EPC: F

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.



FERNLEIGH
35 OAKEN LANES, CODSALL

HOUSE: 182sq.m. 1959sq.ft.
CELLARS: 35.2sq.m. 379sq.ft.
GARAGE: 25sq.m. 269sq.ft.
TOTAL: 242.2sq.m. 2607sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



