Greenways, Oaken Drive, Oaken, Wolverhampton, South Staffordshire, WV8 2AZ

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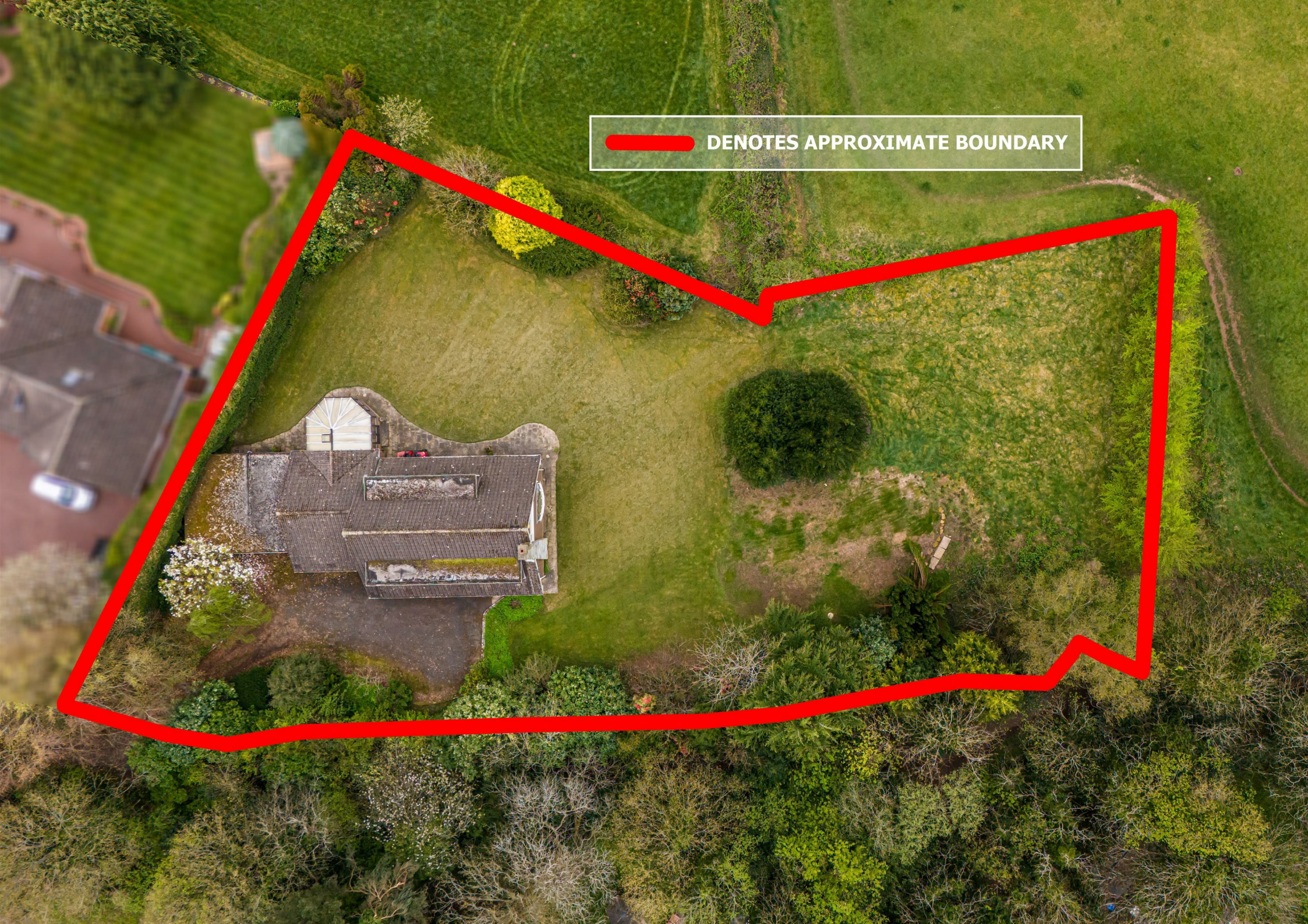
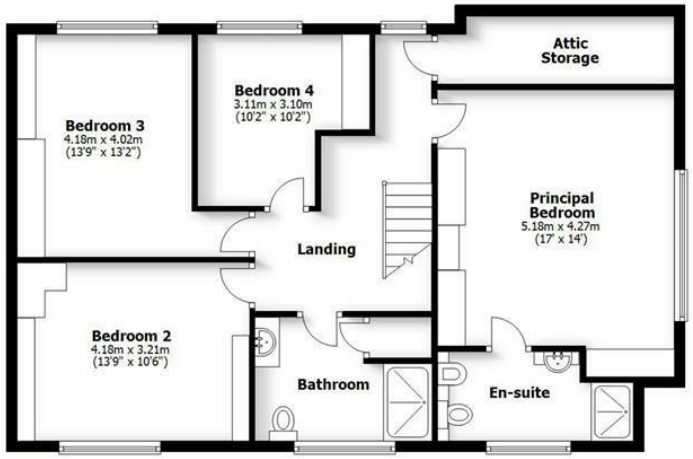

DENOTES APPROXIMATE BOUNDARY

Greenways, Oaken Drive, Oaken, Wolverhampton, South Staffordshire, WV8 2AZ

A rare opportunity to create a substantial country residence provided by
a beautifully situated and substantial family home standing in a large plot of approximately 0.67 acres in total with a delightful, open outlook.
The property requires refurbishment and there is ample scope for substantial extensions.

GREENWAYS
OAKEN DRIVE, OAKEN

Ground Floor



First Floor

HOUSE:	214.5sq.m.	2309sq.ft.
GARAGE & WORKSHOP:	33.8sq.m.	363sq.ft.
TOTAL:	**248.3sq.m.**	**2672sq.ft.**

(EXCLUDING CARPORTS)

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

LOCATION

Greenways stands 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

This is an increasingly rare opportunity to create a fine country residence in a particularly sought after area. Greenways is a substantial residence which has been in continual family ownership for many years and which provides extensive living accommodation over both ground and first floors.

The property requires a comprehensive scheme of refurbishment throughout affording buyers the opportunity to make their home "their own".

Whilst already providing spacious living areas there is ample scope for extensions to both ground and first floors should buyers so wish.

ACCOMMODATION

An open PORCH has a wooden front door opening into the HALL with a useful built in cloaks and storage cupboard and a GUEST CLOAKROOM with fitted suite. The LOUNGE is a fine principal reception room with a light, triple aspect, a decorative stone fireplace and double doors opening into the DINING ROOM which has a wide window overlooking the rear garden and an interconnecting door to the kitchen. There is a SITTING ROOM with a brick fireplace with living flame gas fire and a bow window to the front together with a BREAKFAST KITCHEN with a full range of wall and base mounted cupboards, breakfast bar, four ring gas hob, built in electric oven, plumbing for a washing machine and a window to the rear. A door opens into the REAR LOBBY with an internal door to the garage, a door into the double glazed CONSERVATORY and an adjoining LAUNDRY / BOOT ROOM with base mounted cupboards, plumbing for a washing machine and a shelved pantry.

A staircase from the hall rises to the first floor landing with a rear window with a delightful aspect, a store cupboard and access to the roof space. The PRINCIPAL SUITE has a large double bedroom with a range of fitted bedroom furniture including wardrobes, chest of drawers and knee hole dressing table and an EN-SUTIE SHOWER ROOM. BEDROOMS TWO AND THREE are both double rooms in size with fitted furniture and BEDROOM FOUR is also a good room in size with fitted furniture. There is a HOUSE SHOWER ROOM with fitted suite and linen cupboard.

OUTSIDE

The property stands behind a wide and screened frontage to Oaken Drive with a DRIVEWAY providing ample off street parking, a DOUBLE GARAGE with twin elevating doors, a cupboard with a pressurised hot water cylinder and an internal door to the rear hall. There is a DOUBLE CARPORT and the front lawn sweeps around the side of the property to extensive areas of lawns to the side and rear of the house with matured beds and borders and open fields and countryside beyond.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND G – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard, Superfast and Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: https://www.ofcom.org.uk/mobile-coverage-checker
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low risk.

Offers Around £850,000

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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