



2 Nursery Farm Cottages, Middle Lane, Oaken, Wolverhampton, WV8 2BE

BERRIMAN
EATON

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A very attractive, modern cottage style detached residence of considerable appeal. The property enjoys a lovely setting within an exclusive semi rural village with excellent commuter links to Wolverhampton and Telford.

LOCATION

2 Nursery Farm Cottages sits 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

Built in the 1990's this cottage offers well proportioned accommodation over both ground and first floors with a large cloakroom off the hall, a spacious lounge with Danish woodburning stove as the focal point, a separate dining room plus a sitting room / study, there is a well equipped breakfast kitchen with a coordinating utility. The principal bedroom has an en-suite, there are three further bedrooms, two of which benefit from built in wardrobes and there is a house bathroom.

The property benefits from a preferred south facing rear garden along with ample parking, a double garage and the benefit of no upward chain.

ACCOMMODATION

A double glazed composite door opens into the HALL with windows to two elevations, coved ceiling, a useful understairs store and a GUEST CLOAKROOM with pedestal wash basin, WC, wood laminate flooring and a large useful cloaks and store. Glazed double doors open into the LOUNGE with solid oak flooring, a cylindrical, contemporary log burning stove, wiring for wall lights, double glazed windows to two elevations and a double glazed patio door to the rear garden. The BREAKFAST KITCHEN has a range of wall and base units with granite work surfaces, a sink and drainer with a double glazed window over, tiled splash back, a four ring gas hob with extractor fan above, integrated oven and grill, integrated dishwasher, integrated fridge, space for dining, tiled floor and a door to the UTILITY with coordinating units to those in the kitchen with a sink and drainer, tiled splash back, space for appliances such as a washing machine, tumble dryer and fridge freezer, tiled floor, an Ideal wall mounted boiler and a door to the rear garden. DINING ROOM is a good size with a double glazed window to the front, the STUDY also has a double glazed window to the front and wood laminate flooring, this room could equally be used as a sitting room.

Stairs with wooden balustrading rise from the hall to the first floor landing with access to the loft and coved ceiling. The PRINCIPAL BEDROOM SUITE has wood laminate flooring, a double glazed window overlooking the rear garden and an EN-SUITE SHOWER ROOM with a tiled shower cubicle, WC, glass wall mounted wash basin, heated ladder towel rail, a double glazed window and tiled floor and walls. BEDROOMS TWO AND THREE are both double in size with fitted wardrobes. BEDROOM FOUR is a good size and would be ideal as a home office for those wishing to work from home. The BATHROOM has a bath with shower attachment, pedestal wash basin, WC, wood laminate flooring, tiled walls, a double glazed window and a useful storage cupboard.

OUTSIDE

2 Nursery Farm Cottages sits behind a DRIVEWAY laid in tarmac with a shaped lawn to one side with a path to the front door. Wrought iron gates open onto a further area of DRIVE leading to the DOUBLE GARAGE with two elevating doors, concrete floor, electric light and power and a courtesy door to the side.

The REAR GARDEN has an area of lawn with planted and flowering beds and borders, an ornamental pond with feature waterfall and an entertainment patio.

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 broadband 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.

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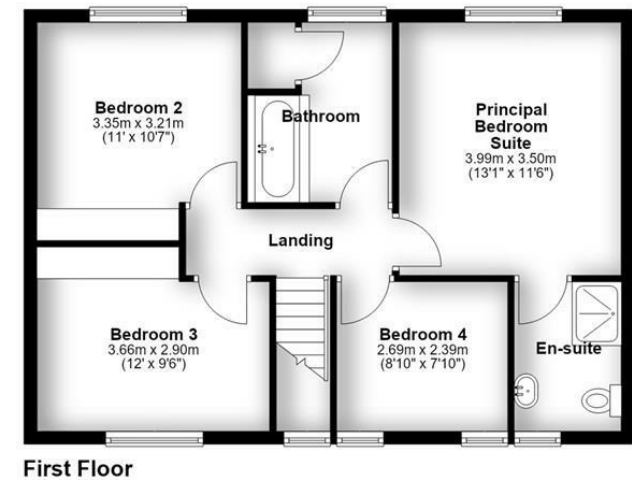
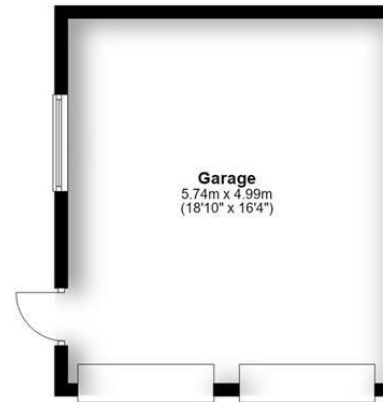
Offers Around
£600,000

EPC: C

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.



2 NURSERY FARM COTTAGES MIDDLE LANE, OAKEN



HOUSE: 148.4sq.m. 1598sq.ft.
GARAGE: 28.6sq.m. 308sq.ft.
TOTAL: 177sq.m. 1906sq.ft.

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

