



**102, Oaken Park
Codsall, Wolverhampton, Staffordshire WV8 2BW**

Offers in the region of £329,950

AN ATTRACTIVE TWO BEDROOM DETACHED BUNGALOW OFFERING WELL PROPORTIONED LIVING ACCOMMODATION AND A GENEROUS CORNER PLOT. *NO UPWARD CHAIN*

The property sits well in a quiet spot on the ever-popular Oaken Park with a comprehensive range of shops and amenities within easy reach. The area is well served by excellent local schools and transport links.

The accommodation briefly comprises porch, entrance hall, living room, dining room, kitchen, two good sized bedrooms, shower room, and a separate w.c. The property benefits from an attached garage, ample off road parking, and charming gardens to the front, side, and rear.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS PROPERTY AND ITS IDEAL LOCATION.

102 Oaken Park, Codsall, Wolverhampton, Staffordshire WV8 2BW

LOCATION

Located in a popular residential area, this property is conveniently situated with highly regarded local schools and shopping precincts all within walking distance.

The area is well served by local shops and amenities having excellent transport links with regular bus services to the surrounding areas and Bilbrook train station which is also within walking distance.

PORCH

8'11" x 5'11" (2.73 x 1.81)



Having obscure double glazed windows and an entrance door to the side, timber flooring, and a large opening into the entrance hall.

ENTRANCE HALL

17'8" x 6'11" (5.39 x 2.11)

A welcoming entrance hall having a central heating radiator, loft hatch giving access to the roof space above and doors leading to the living room, dining room, separate WC, two bedrooms, and the shower room.

LIVING ROOM

15'11" x 11'10" (4.86 x 3.63)



A comfortable and well-proportioned living room having a feature open fireplace with timber surround, decorative tiled inserts and stone hearth, coving to the ceiling, central heating radiator and a large double glazed bow window to the front.

DINING ROOM

9'9" x 8'8" (2.99 x 2.65)



A good size dining room having built-in storage, central heating radiator, Karndean flooring, double glazed window to the front, and an opening into the kitchen.

KITCHEN

8'6" x 6'5" (2.61 x 1.98)



Having wall and base units, roll top work surfaces with tiled splashback, a 1.5 bowl stainless steel sink with drainer and mixer tap, double glazed window to the front, and an obscure double glazed door opening out to the side.

The kitchen benefits from integrated appliances that include an electric oven and hob with an extractor fan over. There is space and plumbing for freestanding appliances such as a washing machine and a fridge.

102 Oaken Park, Codsall, Wolverhampton, Staffordshire WV8 2BW

PRINCIPAL BEDROOM

11'10" x 11'1" (3.63 x 3.38)



A light and airy double bedroom having a central heating radiator and double glazed window to the rear.

BEDROOM TWO

11'11" x 8'10" (3.65 x 2.71)



Double bedroom having a central heating radiator and double glazed window to the rear.

SHOWER ROOM

8'0" x 6'2" (2.46 x 1.88)



A contemporary shower room having a corner shower enclosure with glazed screens and thermostatic shower over, pedestal wash hand basin, central heating radiator, part tiled

walls, ceramic tile flooring and an obscure double glazed window to the side.

SEPARATE WC

6'9" x 2'10" (2.06 x 0.88)



Having a close coupled WC, wall hung wash hand basin with tiled splashback, wall mounted central heating boiler, ceramic tile floor, and an obscure double glazed window to the side.

OUTSIDE

FRONT & SIDE



The property sits well on its generous corner plot with attractive gardens to the front, side, and rear. To the front is a good size brick paved driveway that provides ample off road parking and leads to the porch, side door, and attached garage. A paved footpath leads to the front porch, neat lawn and mature planted borders provide a welcoming entrance to this lovely detached bungalow.



calculations and is therefore approximate and will include only habitable areas.

FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

REAR



To the rear is an enclosed garden having a patio area, lawn, and mature planted borders.

COUNCIL TAX BAND E

South Staffs CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.

TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

SERVICES

We are informed by the vendor that all mains services are connected.

POSSESSION

Vacant possession will be given on completion.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC



102 OAKEN PARK, CODSALL WV8



FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92	A	83
B	81	B	72
C	69	C	60
D	55	D	48
E	44	E	37
F	35	F	26
G	21	G	15

The energy efficiency rating is 69 (Band C) and the environmental impact rating is 66 (Band C).

94a Wolverhampton Road, Codsall, Wolverhampton, Staffordshire, WV8 1PE
Tel: 01902 847358 Email: enquiries@worthingtonestates.co.uk

