



£275,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

🏠 COUNCIL TAX BAND: **C**

Codsall Wolverhampton

Oakfield Road Codsall
Wolverhampton Staffordshire

🛏️ **3** 🚿 **1** 🛋️ **2**

How the mighty oak stands proud! Located in a sought after and established residential area on the fringe of Codsall with its wide range of amenities including shops, schools, railway station and public transport services all within walking distance.

The accommodation briefly comprises porch, hall, living room and separate dining room. Superb refitted breakfast kitchen. Three good size bedrooms and a refitted contemporary shower room. External there is ample off road parking via a double width driveway giving access to the garage, while the rear is host to the superb, well manicured and pleasant rear garden. This is sure to be popular so book your viewing now!

- Superbly Appointed Semi Detached Home
- Three Good Size Bedrooms
- Refitted Contemporary Shower Room
- Refitted Spacious Breakfast Kitchen
- Living Room & Separate Dining Room
- Garage, Driveway, Pleasant Rear Garden

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk



Agents Note-Probate

Note: The property is offered for sale subject to the grant of probate.

Entrance Porch

Having tiled effect laminate flooring, double glazed window with lead detail to front, double glazed entrance door with lead detail to front, and an internal timber glazed door leading through into the Entrance Hallway

Entrance Hallway

Having stairs off, rising to the First Floor Landing & accommodation, feature ceiling coving & dado rail, a radiator, and internal doors to;

Living Room 13' 11" x 11' 5" (4.23m x 3.47m)

Having feature ceiling coving, ceiling rose & dado rail, an inset gas fire set within a decorative marble surround, a radiator, double glazed window to the front elevation, and internal space saving sliding glazed doors leading through to the Dining Room.

Dining Room 10' 6" x 9' 2" (3.20m x 2.79m)

Having feature ceiling coving & dado rail, radiator, open-plan to Kitchen area, and double glazed window to rear.



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Kitchen 15' 3" x 12' 0" (4.64m x 3.67m) (maximum width measurement)

Fitted with a modern contemporary styled range of wall, base & drawer units with fitted work surfaces over, incorporating an inset 1.5 bowl sink & drainer with chrome mixer tap over, and a range of integrated/fitted appliances which include an eye-level double electric oven, a gas hob with a stainless steel & glass canopy over, and having space(s) to accommodate further kitchen appliance(s). There is ceramic splashback tiling to the walls, wood effect vinyl flooring, a radiator, door to a useful understairs storage cupboard, internal door leading through into the Garage, a double glazed door leading out to the rear garden, and two double glazed windows to the rear elevation.



First Floor Landing

A galleried landing having feature ceiling coving & dado rail, a double glazed window to the side elevation, and internal doors off, providing access to;

Bedroom One 14' 8" x 10' 0" (4.48m x 3.06m)

Having feature ceiling coving & dado rail, a radiator, and a double glazed window to the front elevation.



Bedroom Two 10' 8" x 10' 2" (3.25m x 3.10m)

Having feature ceiling coving & dado rail, a radiator, and a double glazed window to the rear elevation.

Bedroom Three 8' 6" x 6' 10" (2.59m x 2.09m)

Having feature dado rail, a radiator, and a double glazed window to the front elevation.



Shower Room 7' 1" x 6' 1" (2.17m x 1.86m)

Fitted with a modern contemporary styled white suite comprising of a low-level WC, a floating vanity style wash hand basin with chrome mixer tap above & storage beneath, and a fully tiled walk-in corner shower cubicle with screen housing a mains-fed mixer shower. There is ceramic tiling to the walls & floor, a chrome towel radiator, inset ceiling downlighting, an extractor fan, and a double glazed window to the rear elevation.

Outside Front

The property is approached over a double width tarmac driveway which provides ample off-road parking, access to the garage, and further access to the front entrance porch door. There is a decorative gravelled border with a variety of established shrubs.

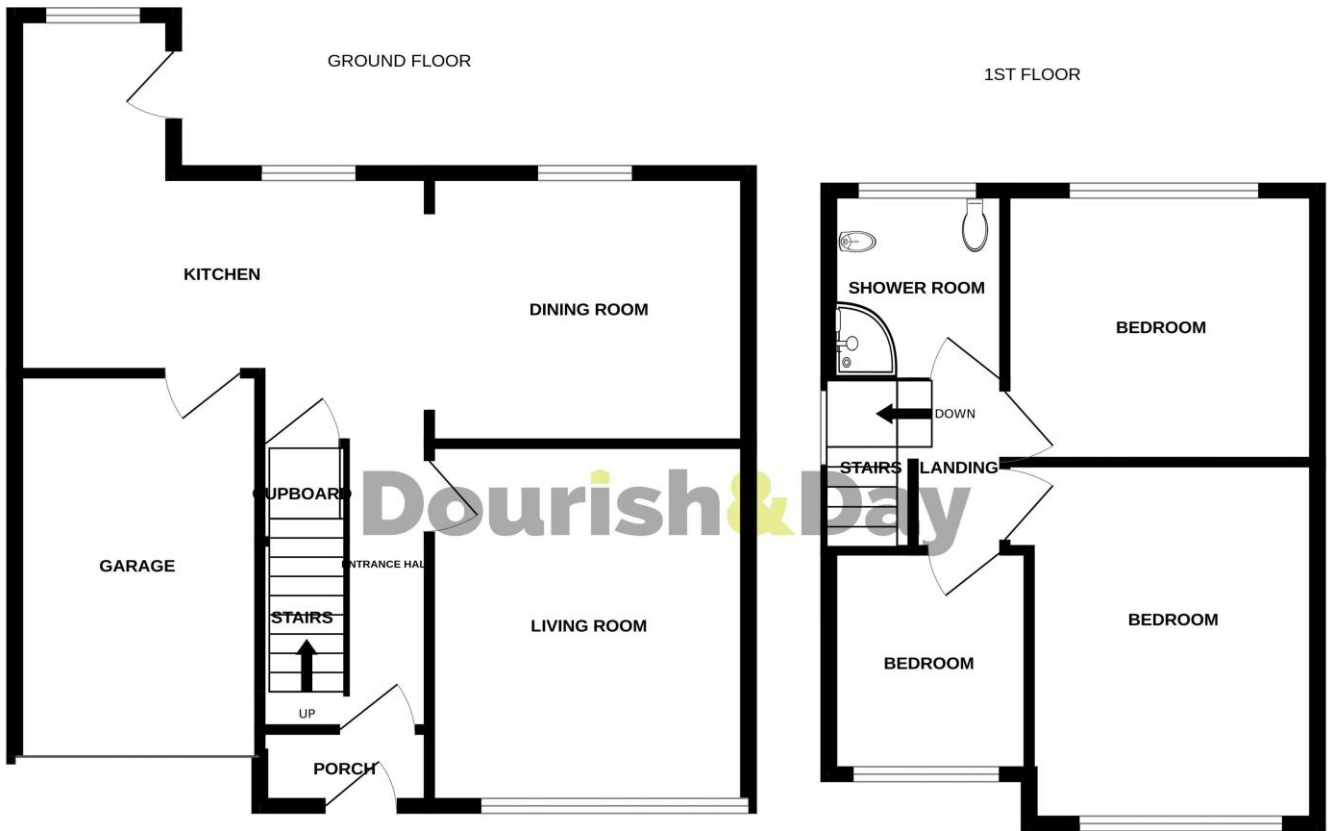
Garage 16' 2" x 8' 7" (4.93m x 2.61m)

A single garage, having an up and over garage door to the front elevation, a further internal pedestrian door leading to/from the Kitchen, and also benefitting from having both power & lighting installed.

Outside Rear

A pleasant and enclosed rear garden which features both a paved patio seating area, and a further raised timber decked seating area with timber balustrade. The majority of the garden is laid to lawn with gravelled borders, a variety of flowerbeds, plants & shrubs, space for a garden shed, and is enclosed by panelled fencing.

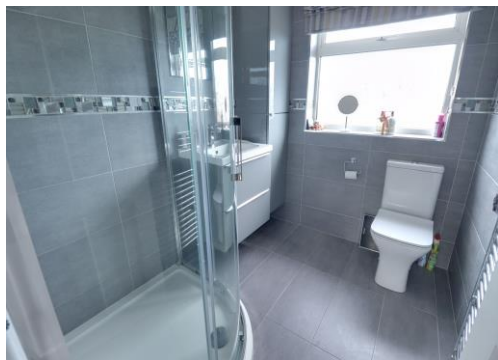




16 OAKFIELD ROAD WV8 1LA

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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