



“Willow House”
Oaken Lane, Oaken
WV8 2BA

BARTLAMs

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“Willow House” Oaken Lane, Oaken WV8 2BA

Impressive modern Detached family residence with attractive "Georgian" styling delightfully positioned within an exclusive hamlet, ideally placed to access amenities at nearby Codsall village and convenient for travel to the West Midlands conurbation, Telford and the motorway networks.

Exceptionally well-proportioned layout features a superior quality specification and an excellent standard of presentation throughout. The accommodation notably includes: Spacious Reception Hall with fitted Guest's Cloakroom off; elegant through Lounge with "Adam" style feature fireplace and living flame gas fire; door through to uPVC double glazed Conservatory; Dining Room/Sitting Room; and stylishly refitted Breakfast Kitchen with a range of integrated appliances and granite work surfaces. On the first floor approached from a galleried landing are the Master Bedroom with excellent fitted furniture and En-Suite Bathroom; 3 further generous sized Bedrooms, all with wardrobes; and spacious House Bathroom including shower. There is a double-width Garage to the side of the house with Utility and Gardener's Toilet off. Gas central heating and uPVC double-glazing are installed and the property can briefly be described as follows:

(All measurements are approximate).

Price Guide: Offers Around £525,000

GROUND FLOOR:

Impressive Reception Hall: 13'10" x 12'4" (mean) (4.23m x 3.78) having corniced ceiling, two central heating radiators, inset display niches, uPVC double glazed side panels and front door, wall light points, Cupboard under stairs, Cloaks Cupboard and telephone point.

Fitted Guest's Cloakroom: having a white suite comprising wash hand basin with cupboard below and low flush W.C. Central heating radiator and fitted wall mirror.

Through Lounge: 23'6" (excluding bay) x 13'0" (7.18m x 3.95m) having an impressive "Adam" style fireplace with marble hearth and inset coal effect living flame gas fire, coved ceiling, wall light points, three central heating radiators, skirting radiators and sliding patio door to:

Conservatory: 10'4" x 8'9" (3.15m x 2.69m) having uPVC double glazed windows, fan/lighting fittings, laminate flooring, electric wall heater and double doors to garden.

Dining Room/Sitting Room: 11'8" x 9'10" (3.56m x 3.02m) having coved ceiling, wall light points, central heating radiator and sliding patio doors to rear garden.



Breakfast Kitchen: 21'5" x 9'1" (6.53m x 2.78m) superbly fitted with a range of cream units comprising floor based cupboard and drawer units, black granite work surfaces over, inset stainless steel sink, 1½ bowl sink with integrated drainer, wall cabinets and glass fronted display cabinets. Integrated dishwasher, 'Professional' range style electric cooker with stainless steel canopy hood over, integrated larder fridge and freezer and microwave . Ceramic wall and floor tiling, central heating radiator, uPVC double glazed window and door to rear garden.

FIRST FLOOR;

Galleried Landing: having coved ceiling, wall light points, central heating radiator and access to loft via pull-down ladder.

Bedroom 1: 13'9" x 13'4" (4.21m x 4.07m) having an excellent range of fitted wardrobes with overhead storage and bedside cabinets, fitted drawer units, two uPVC double glazed windows to front , central heating radiator, coved ceiling and wall light points.

En-Suite Bathroom: having a white suite comprising panelled bath with shower attachment and glazed side screen, wash hand basin in vanity unit and low flush W.C. Tiled walls, central heating radiator and two uPVC double glazed windows to front. Fitted wall mirror.

Bedroom 2: 11'9" (excluding wardrobes) x 9'10" (3.60m x 3.02m) having an excellent range of fitted wardrobes with mirrored centre section, fitted dressing table with full width wall mirror and lighting over, coved ceiling, wall light points, central heating radiator and two uPVC double glazed windows to rear.

Bedroom 3: 11'0" x 9'10" (3.35m x 3.01m) having fitted mirror fronted wardrobes, wall light points, two uPVC double glazed windows to rear and central heating radiator.

Bedroom 4: 10'11" x 10'0" (3.33m x 3.04m) having fitted wardrobes with overhead cupboards and bedside cabinet, two uPVC double glazed windows to rear, coved ceiling, wall light points and central heating radiator.

House Bathroom: having a modern style suite comprising panelled bath, separate shower cubicle, wash hand basin inset into vanity unit with cupboards below and low flush W.C. Tiled walls, fitted wall mirror, central heating radiator, coved ceiling and uPVC double glazed window. Walk-in Airing Cupboard with fitted shelving and uPVC double glazed window.



OUTSIDE:

Double-Width Garage: 18'5" x 16'6" (5.63m x 5.05m) having Henderson electric roll-over garage door, power points and electric lights. Ideal Mexico gas central heating boiler and base cupboards. Gardener's **Toilet** having central heating radiator and low flush W.C.

Utility: 11'7" x 7'0" (mean) (3.54m x 2.14m) having a range of base cupboards and drawer units, work tops with inset 1½ bowl acrylic sink unit, wall cabinets and glass fronted cabinets. Space and plumbing for washing machine. uPVC double glazed windows and strip light.

The house stands slightly elevated from the road approached by a sweeping driveway with manicured lawned garden areas either side. The garden is well stocked with a variety of colourful plants and flowering shrubs. An entrance at the side of the house leads to the private rear garden which is easily manageable by virtue of it being hard landscaped. It is on two levels, mostly paved and with a central ornamental pond with surrounding rockery and waterfall. The garden is stocked with a variety of evergreens and established shrubs. Water tap, floodlighting and Timber Shed.

Services

All mains services are available.

Council Tax:

Band 'G'

Viewing:

By appointment with the Agents.

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.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MORTGAGE ADVICE: Choosing a mortgage may be your most important financial commitment. Mortgage & Financial Solutions are registered as Independent Mortgage Advisers and offer independent, impartial and professional advice. Please speak with the Mortgage Consultant based at this office. Mortgage & Financial Solutions are members of Sesame Ltd, who are regulated by the Financial Services Authority. Written details are available on request. You can choose how the Mortgage Consultant Company is paid: pay a fee, usually £500 or they can accept commission from the lender.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Energy Performance Certificate



Willow House, Oaken, WOLVERHAMPTON, WV8 2BA

Dwelling type: Detached house

Date of assessment: 12 July 2012

Date of certificate: 14 July 2012

Reference number: 9628-3064-7263-0402-1994

Type of assessment: RdSAP, existing dwelling

Total floor area: 157 m²

Use this document to:

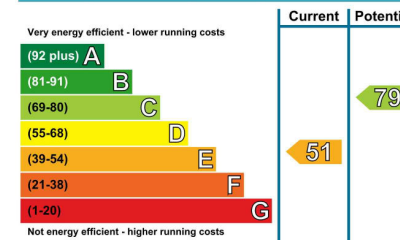
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£4,839
Over 3 years you could save	£2,160

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£381 over 3 years	£207 over 3 years	
Heating	£3,858 over 3 years	£2,235 over 3 years	
Hot Water	£600 over 3 years	£237 over 3 years	
Totals	£4,839	£2,679	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

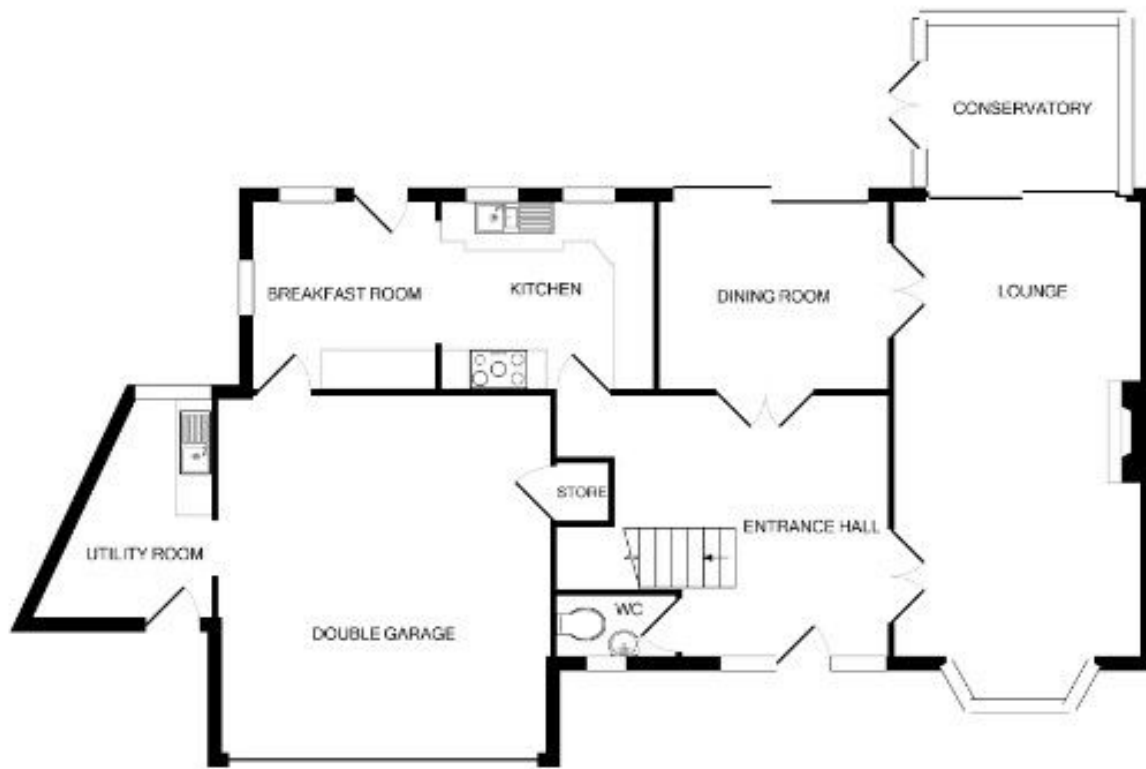
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

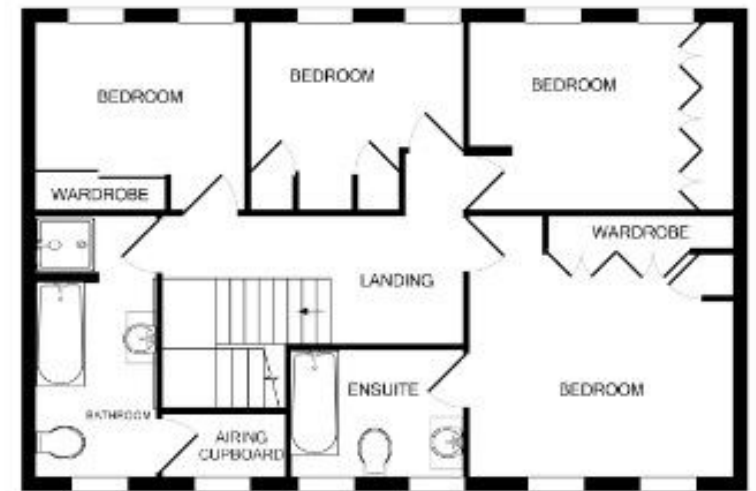
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£171	✓
2 Cavity wall insulation	£500 - £1,500	£675	✓
3 Floor insulation	£800 - £1,200	£372	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
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BARTLAM'S

LIMES COURT, 1A UPPER GREEN
TETTENHALL
WOLVERHAMPTON WV6 8QQ

TELEPHONE (01902) 759888

FACSIMILE (01902) 751939

E-MAIL tettenhallsales@bartlams.co.uk

WEB ADDRESS www.bartlams.co.uk

