



4, Shop Lane
Oaken, Wolverhampton, Staffordshire WV8 2AX

Offers in the region of £399,995

Situated on Shop Lane in the hamlet of Oaken, this three-bedroom detached bungalow offers the appeal of countryside surroundings alongside convenient access to nearby Codsall village. Its range of shops, cafés, restaurants and everyday amenities makes this an attractive setting for those seeking a rural location within easy reach of village life. Codsall village also has a railway station, adding to the convenience of the location, while the nearby A41 provides access to surrounding towns and the wider road network.

The accommodation includes a breakfast kitchen with an extensive range of fitted units, opening into a conservatory with direct access to the garden. The living/dining room is a particular feature, with full-width windows framing views of the rear garden. There are two double bedrooms and a smaller third bedroom, served by a bathroom completely refurbished in 2026. Fitted wardrobes provide storage in the main bedroom.

Outside, a large gravel driveway provides off-road parking for several vehicles, with additional parking extending along the side to the detached garage. An area of lawn adds to the frontage, while a picket gate gives access to the privately screened rear garden. A shaped lawn, mature trees and evergreen borders create an established setting, with a patio area providing space to sit outside or dine during the warmer months.

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ENTRANCE HALL



The entrance hall provides access to all rooms and has laminate flooring, a radiator and a loft hatch providing access to the space above.

BREAKFAST KITCHEN

19'1" x 12'1" (5.82 x 3.70)



The kitchen has tiled flooring, an extensive range of wall and base units with a built-in wine rack, laminate worktops and a radiator. Windows to the front and side aspects provide natural light, while doors lead into the living/dining room and conservatory.

Integrated appliances include a double electric oven, gas hob with extractor hood over, fridge and freezer. There is also space and plumbing for a washing machine and ample room for a dining table.



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LIVING/DINING ROOM

19'1" x 13'3" (5.82 x 4.05)



Large windows make the garden a backdrop to both the seating and dining areas. The room has carpeted flooring, plain coving to the ceiling, two radiators and an electric fire set within a stone surround.



BATHROOM

8'9" x 7'9" (2.69 x 2.38)



Completely refurbished in 2026, the bathroom has vinyl flooring, a shaped bath with dual showerheads over, a close-coupled W.C. and a chrome ladder radiator. The hand washbasin is set within a vanity unit with drawers beneath, with a vanity unit above and a tall wall-mounted unit providing further storage. Two obscure glazed windows are positioned to the side elevation.



BEDROOM ONE

15'1" x 10'2" (4.61 x 3.11)



With carpeted flooring, a radiator, fitted wardrobes and a walk-in bay window to the front aspect.

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BEDROOM TWO

10'9" x 8'10" (3.28 x 2.71)



A second double bedroom with carpeted flooring, a radiator and a bay window to the front aspect.

BEDROOM THREE

10'2" x 8'6" (3.11 x 2.61)



A small double bedroom, with carpeted flooring, a radiator and a window to the side aspect.

CONSERVATORY

10'6" x 8'4" (3.21 x 2.56)



The conservatory has tiled flooring, windows to the front and side aspects and a ceiling fan with light. A door opens onto the side of the property, while French doors lead onto the rear garden.

REAR



Additional parking to the side of the property leads to the detached garage, with a picket gate providing access to the enclosed rear garden. Mainly laid to lawn, the garden has mature borders stocked with evergreens and a patio area at the far end. An outside tap is located to the side of the property.

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GARAGE

16'6" x 8'10" (5.05 x 2.70)

A detached garage with lighting, power sockets, window to the rear and an up and over door.

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.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale.

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.

SERVICES

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

VIEWING

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

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.

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.



GROUND FLOOR
1123 sq.ft. (104.3 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

1123 sq.ft. (104.3 sq.m.) approx.

The accuracy of the floorplan contained here, measurements approximate and no responsibility is taken for any error. The plan is for information purposes only and should be used as such by any potential buyers. The plan is not a guarantee of efficiency can be given. Letropix ©2026

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