



WORTHINGTON ESTATES



**60, Oaken Park
Codsall, Wolverhampton, WV8 2BW**

Offers in the region of £499,995

60 Oaken Park is an extended three bedroom detached family home, occupying a generous plot in this highly sought-after location and is offered to the market with no upward chain.

The property is entered via a wide and welcoming entrance hall, which leads to a guest WC, two well proportioned reception rooms, and a well appointed fitted kitchen with a separate utility room.

To the first floor are three double bedrooms, a home office, a shower room and a family bathroom.

Further benefits include a dual-access driveway, a garage, and a privately screened rear garden. The property also features double glazing and gas central heating and offers excellent potential to further extend, subject to the relevant planning permissions.

60 Oaken Park, Codsall, Wolverhampton, WV8 2BW

LOCATION

Positioned off Suckling Green Lane, within walking distance of the local schools, shops and amenities in both Codsall and Bilbrook.

The area has excellent transport links with the M54 and M6 motorways being easily accessible and Bilbrook and Codsall train stations also within walking distance.

FRONT



Offering plenty of kerb appeal, the property features a block-paved driveway with a semi-circular planted island, a canopy porch, and a garage.

ENTRANCE HALL



A spacious and impressive entrance hall providing access to the WC, living room, lounge/diner and kitchen. Featuring Karndean flooring, radiator, under stairs storage, storage cupboard and staircase to the first floor.



WC



With tiled flooring, radiator, back to wall WC, obscure window to the front and hand washbasin set within vanity unit.

LOUNGE/DINING ROOM

20'0" x 12'11" (6.12 x 3.96)



Featuring a bow window to the front with a window seat,

60 Oaken Park, Codsall, Wolverhampton, WV8 2BW

plain coving to the ceiling, carpeted flooring, two radiators, and an open fireplace with a stone surround. The room also benefits from built-in cabinetry with shelving and offers ample space for a dining table.



LIVING ROOM

17'11" x 13'7" (5.47 x 4.16)



KITCHEN

12'10" x 9'10" (3.93 x 3.02)



The room features laminate flooring, plain ceiling coving with a decorative ceiling rose, radiator, rear-facing bay window and sliding glass doors that open onto the rear patio.

A stylish fitted kitchen with gloss wall, base and drawer units, radiator, Karndean flooring, pull out larder, undermount ceramic sink and drainer, breakfast bar, granite worktops and windows to the rear. Benefitting from a range of integrated appliances including electric oven, induction hob with

60 Oaken Park, Codsall, Wolverhampton, WV8 2BW

extractor hood over, fridge, dishwasher and microwave. With door leading into the utility.



UTILITY



Featuring Karndean flooring, radiator, gloss wall and base units with laminate worktops, a stainless steel sink and drainer, and space with plumbing for appliances. It also houses a concealed wall-mounted boiler, has a loft hatch and rear-facing window, with doors providing access to both the garage and the rear garden.

LANDING

Having carpeted floor, airing cupboard with hot water cylinder, two loft hatches, window to the side and doors to the three bedrooms, office, shower room and family bathroom.

BEDROOM ONE

14'9" x 12'0" (4.52 x 3.67)



A spacious room featuring laminate flooring, radiator, bow window to the rear and a range of fitted furniture including wardrobes, cupboards and drawers along with over bed storage with bedside tables and additional cupboards.



60 Oaken Park, Codsall, Wolverhampton, WV8 2BW

BEDROOM TWO

13'0" x 12'10" (3.97 x 3.93)



Another sizeable room with carpeted flooring, radiator, built in wardrobe and bow window to the front.

OFFICE

7'5" x 6'9" (2.27 x 2.06)



With laminate flooring, radiator and window to the side.

BEDROOM THREE

12'10" x 8'1" (3.93 x 2.48)



With built in wardrobe, laminate flooring, radiator and window to the rear.

SHOWER ROOM



Featuring Karndean flooring, chrome heated towel rail, shower enclosure, pedestal hand wash basin and obscure window to the side.



60 Oaken Park, Codsall, Wolverhampton, WV8 2BW

BATHROOM

10'2" x 4'11" (3.11 x 1.50)



With fully tiled walls, tiled flooring, obscure windows to the front and side, chrome heated towel rail, panel bath with shower over and a vanity unit suite with a hand washbasin and WC.



GARAGE

With an up and over door, concrete floor, lighting, power sockets and storage shelves.

REAR



A charming, privately screened, two-tier garden. The lower level features a fish pond, external water supply, electrical sockets, a patio area and a greenhouse, while the upper tier is planted with shrubs and evergreens and benefits from a pergola, providing a perfect space to relax.



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VIEWING

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

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.

COUNCIL TAX BAND - F

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.

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.

FLOOR PLANS

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

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.

POSSESSION

Vacant possession will be given on completion.

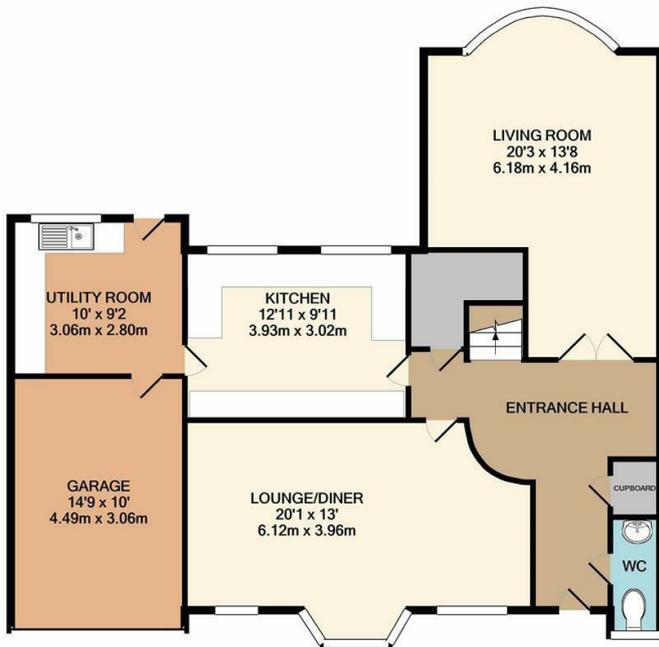
SERVICES

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

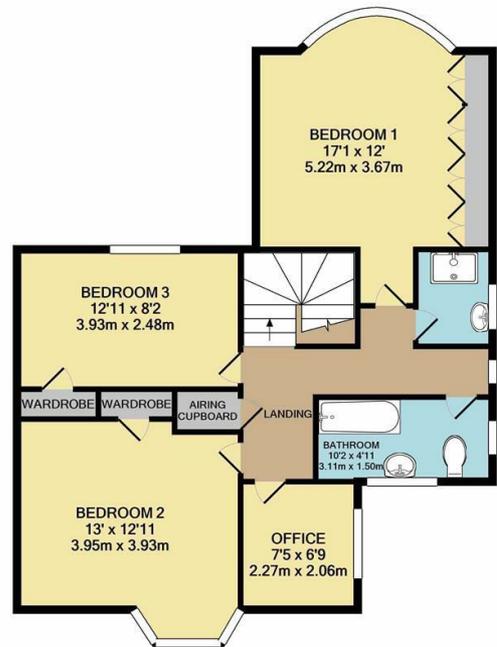
TENURE

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.





GROUND FLOOR
APPROX. FLOOR
AREA 1000 SQ.FT.
(92.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 698 SQ.FT.
(64.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1698 SQ.FT. (157.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	