



Oaklands, Wombourne WV5 0AJ

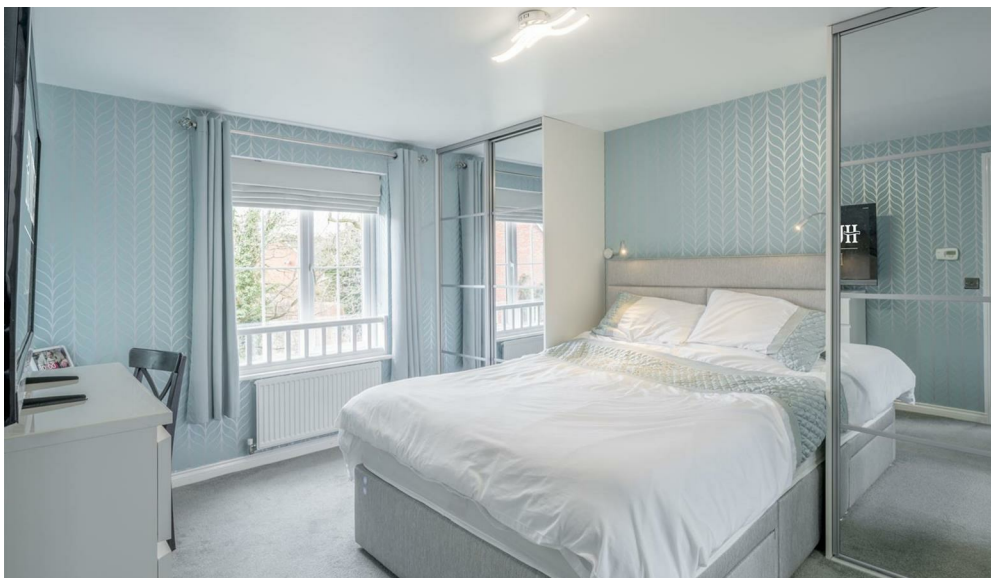
**HUNTERS**<sup>®</sup>  
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## Oaklands, Wombourne WV5 0AJ

Quietly tucked away in the corner of a private development behind a gated entrance, is this commanding five bedroom three storey detached family home occupying a substantial plot. To the ground floor the property comprises a welcoming entrance hall, spacious lounge with patio doors leading to the rear garden, separate dining room, lovely kitchen breakfast room with patio doors leading out to the rear garden, useful utility room and a ground floor cloakroom. To the first floor there are two impressive double bedrooms both with en suite shower rooms, one of which has recently been re fitted and another bedroom. To the second floor there are two further good sized bedrooms and a family bathroom. To the front of the property there is a generous sized driveway with access to the double garage and gated side access to a private rear garden. Ideally located within a short distance of Wombourne Village which has an abundance of amenities including butchers, supermarkets, dental and doctors surgeries, the village green also has a cricket pitch, tennis courts and bowls green. This property is also situated within the catchment area of sought after primary and secondary schools.





### **Front Of The Property**

To the front of the property there is a generous sized driveway with access to the double garage, front lawns with a path to the front door and gated side access to a private rear garden.

### **Entrance Hall**

With a door leading from the front this inviting entrance hall has doors to various rooms, stairs to the first floor landing, storage cupboard, tiled floor and a central heating radiator.

### **Cloakroom**

With a door leading from the entrance hall, WC, wash hand basin, tiled floor, recessed spotlights, extractor fan and a chrome heated towel rail.

### **Lounge**

19'4" x 11'1"

With a door leading from the entrance hall, double glazed sliding door to rear, double glazed window to front, gas fire with decorative surround and two central heating radiators.

### **Dining Room**

12'9" x 10'9"

With a door leading from the entrance hall, double glazed window to front and a central heating radiator.

### **Kitchen Breakfast Room**

17'0" x 15'8"

With a door leading from the entrance hall this modern kitchen is fitted wall and base units, work surfaces with tiled splashback, one and a half sink and drainer, space for range cooker and fridge freezer, integrated microwave and dishwasher, door to utility, recessed spotlights, double glazed windows to rear and side, double glazed doors to rear garden, tiled floor, loft access and a central heating radiator.



### **Utility Room**

5'10" x 5'2"

With a door leading from the kitchen, fitted wall and base units, work surfaces, sink and drainer, plumbing for washing machine, space for tumble dryer, boiler, double glazed door to side, tiled floor and a central heating radiator.

### **First Floor Landing**

With stairs leading from the entrance hall, doors to rooms, stairs to the second floor landing and a central heating radiator.

### **Bedroom One**

13'5" x 11'5"

With a door leading from the first floor landing, opening to en suite, double glazed window to front, two fitted wardrobes and a central heating radiator.

### **En Suite**

Opening from bedroom one this luxury re fitted en suite has a shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin, separate bath, part tiled walls, tiled floor, double glazed window to rear, shaver point and a heated towel rail.

### **Bedroom Two**

14'1" x 10'5"

With a door leading from the first floor landing, double glazed window to front, laminate floor, fitted wardrobes and door to en suite.

### **En Suite**

With a door leading from bedroom two, shower cubicle, WC, wash hand basin, separate bath, part tiled walls, tiled floor, double glazed window to rear, recessed spotlights and a central heating radiator.

### **Bedroom Five**

9'10" x 6'10"

With a door leading from the first floor landing, double glazed window to front and a central heating radiator.



### **Second Floor Landing**

With stairs leading from the first floor landing, skylight window to rear, cupboard housing water tank and doors to rooms.

### **Bedroom Three**

17'4" x 10'5"

With a door leading from the second floor landing, double glazed window to front, skylight window to rear and a central heating radiator.

### **Bedroom Four**

17'4" x 10'5"

With a door leading from the second floor landing, double glazed window to front, skylight window to rear laminate floor, loft access and a central heating radiator.

### **Bathroom**

With a door leading from the second floor landing, bath with shower over, WC and wash hand basin set into vanity unit, recessed spotlights, part tiled walls, tiled floor, skylight window to front, extractor fan and a central heating radiator.

### **Garden**

With access from the lounge and kitchen breakfast room leading to a patio area with decking to the side, lawn with shrubs, chipping stones to the side and gated side access.

### **Double Garage**

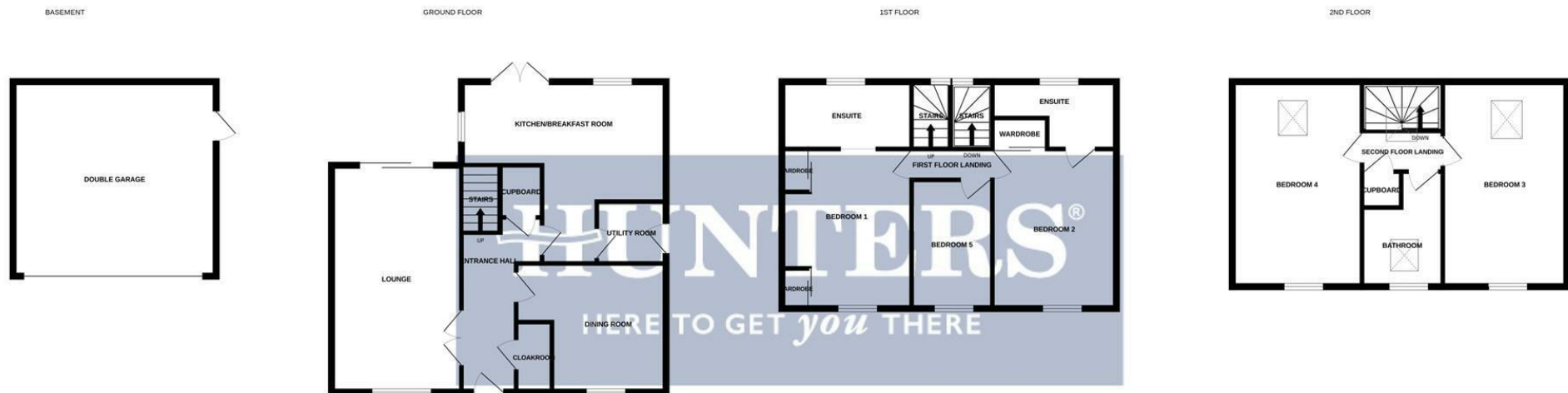
17'4" x 16'8"

With an up and over door to front, double glazed door to side, power and light.

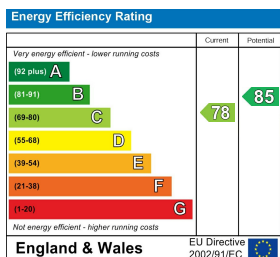
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### **Agents Note**

£750 is paid yearly to a management company for the up keep of the grounds.



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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## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -  
01384 443331 <https://www.hunters.com>

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