

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE. THIS IS AN APPROXIMATE

Total floor area 238.8 sq.m. (2,570 sq.ft.) approx
This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBOX.

LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

Outbuilding
 Floor area 44.4 sq.m. (478 sq.ft.) approx



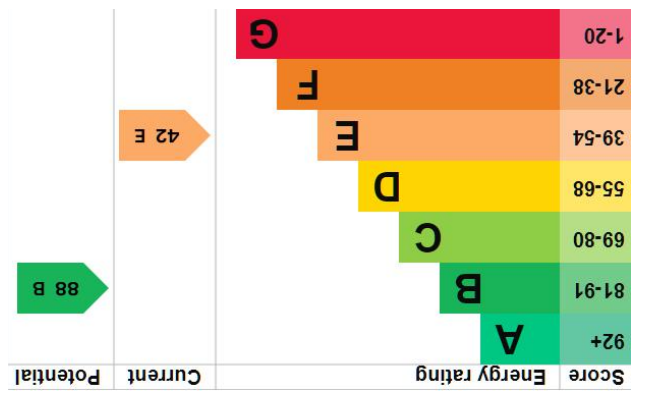
First Floor
 Floor area 89.9 sq.m. (968 sq.ft.) approx



Ground Floor
 Floor area 104.4 sq.m. (1,124 sq.ft.) approx



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



Four Oaks | 0121 323 3323



- Potential For Further Extension Subject To Planning
- Spacious Hallway
- 2 Large Reception Rooms
- Conservatory
- Kitchen Diner & Utility Area
- 5 Bedrooms

White Oaks, Gravelly Lane, Stonnall, Walsall, WS9 9HX

Offers In Region Of
 £595,000

Property Description

Occupying a semi-rural location but yet being close to all local amenities including many excellent schools for children of all ages, excellent road and rail links for those looking to commute as well as excellent shopping and leisure facilities at Aldridge, Mere Green and Sutton Coldfield town centres. Stonnall village itself is just a short distance away with an array of pubs, shops and restaurants whilst offering a countryside feel. Approached via a large gravel driveway the home is entered through a spacious hallway with a guest WC, a large lounge with an inglenook fireplace, a separate formal dining room, kitchen and utility area and conservatory, on the first floor there are five bedrooms the master has an en suite shower room and a family bathroom, to complete the home there is a detached home office with reception area and storage and a good sized garden.

Homes of this size within the location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

HALLWAY 16' 9" x 17' max 7' 6" min (5.11m x 5.18m max 2.29m min) A large hallway with a staircase rising to the first floor, radiator, windows to front and side and doors to:

GUEST WC Having fully tiled walls and a low level WC.

FORMAL LOUNGE 23' 9" x 18' max 14' min (7.24m x 5.49m max 4.27m min) A large formal lounge with an inglenook fireplace as the focal point with inset log burner, two front facing windows and a further window to the side, three radiators and doors to the dining room.

DINING ROOM 11' 9" x 23' 6" max 8' min (3.58m x 7.16m max 2.44m min) Offering a multitude of uses with windows to the rear, radiator a door to the inner lobby and conservatory and a door to the kitchen/utility room.

CONSERVATORY 10' 9" x 12' 4" (3.28m x 3.76m)

FITTED KITCHEN & UTILITY AREA 13' 2" x 8' 7" (4.01m x 2.62m) Utility Area 10' 7" x 8' 7" (3.23m x 2.62m)

To include a matching range of wall and base mounted units with complementing work surfaces over, space for an oven and hob, sink and drainer unit, two facing windows and an archway to the utility area with further wall and base mounted units, plumbing and space for white goods, a rear facing window and a door to the dining room.

From the hallway a staircase rises to the first floor landing with doors to all bedrooms, bathroom and small storage cupboard.

BEDROOM ONE 9' 11" x 15' 6" (3.02m x 4.72m) Having windows to both front and side, radiator and a door to the en suite shower room.

EN SUITE SHOWER ROOM To include a fully enclosed shower cubicle, wash hand basin and WC, window to the side.

BEDROOM TWO 14' x 13' 5" (4.27m x 4.09m) Having two windows to the rear, built in wardrobes and radiator.

BEDROOM THREE 12' 9" max 7' 10" min x 20' 6" max 10' 10" min (3.89m max 3.39m min x 6.25m max 3.3m min) Having a window to the front, built in wardrobes and radiator.

BEDROOM FOUR 9' 2" x 9' 11" (2.79m x 3.02m) Having a built in wardrobe and a window to the front.

BEDROOM FIVE 10' 2" x 8' 4" (3.1m x 2.54m) Having window to the rear and side and radiator.

BATHROOM Includes a matching white suite with a panelled bath with shower over and shower screen, wash hand basin with integrated vanity storage and WC, heated towel rail and side facing window.

DETACHED HOME OFFICE

ENTRANCE HALLWAY

OFFICE 11' 5" x 11' 10" (3.48m x 3.61m) Having a front facing window and a door to a large storage cupboard.

OUTSIDE To the rear and side of the home there is a large private mature garden which is ideal for the family buyer.

AGENTS NOTE We are advised that the property is oil fired central heating and septic tank.

Council Tax Band G Lichfield District Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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