



Oak Tree Drive, Essington

Wolverhampton, WV11 2SN

SKITTS
ESTATE AGENTS

Accommodation description

Description An exquisite double fronted modern three bedroom detached residence, nestled within the picturesque surroundings of the Steadings, Essington. Crafted by renowned builders Bovis Homes in their 'Spruce' style, this residence offers a seamless blend of contemporary design and rural charm. With woodlands and Essington pools nearby, this home epitomises peaceful living. Families will appreciate the proximity to the well regarded Saint John's Essington Primary Academy, ensuring quality education within reach. The inviting reception hall leads to a generously appointed downstairs WC and also to a light-filled living room, perfect for relaxation and entertainment. The heart of the home awaits in the wonderful extended open-plan kitchen diner, complemented by an adjacent utility room for added convenience. The first floor level includes the spacious first-floor landing, where the Master Bedroom with its dressing room and en suite shower room resides. Two additional generous bedrooms provide ample space for family or guests, accompanied by a principal bathroom with shower facilities. Outside, a large 20ft detached garage and driveway offer convenience, while the pleasant enclosed garden provides a serene outdoor retreat. Benefiting from the remaining balance of a 10-year NHBC build mark warranty, gas central heating and Upvc double glazing, this property is in excellent condition throughout, making viewing essential for those seeking modern elegance and rural tranquillity combined.

Location: The property is situated in Essington allowing easy access to both Wolverhampton and Cannock town centres which both offer a diverse range of amenities including supermarkets, shops, bars, restaurants & cafes. Well regarded St Johns Primary Academy and Essington pools are within easy walking distance and commuter links include access to the M54, M6 and A5 roads linking the midlands motorway network. Local and national rail services are available in neighbouring Wolverhampton, Walsall, Bloxwich & Cannock.

Entrance is via a canopy porch

Reception hall: having radiator, stairs leading to the first floor level, doors leading to the lounge, kitchen and to:

Downstairs Guest Cloakroom: having pedestal wash hand basin, low flush W.C., radiator

Living room: 18' 0" x 10' 8" (5.48m x 3.25m) having two radiators, uPVC double glazed windows to the side and front, built in understairs storage cupboard

L-Shaped Extended Fitted Kitchen Diner/Breakfast Room: 18' 3" x 10' 2" (5.56m x 3.10m) plus a further 9' 6" x 9' 3" (2.89m x 2.82m) Being well equipped with a range of fitted units and granite effect work surfaces over, inset one and a half bowl

stainless steel single drainer unit and swan neck mixer tap, built in electric fan assisted oven, inset four ring gas hob and extractor fan above, integrated dishwasher, integrated refrigerator/freezer, radiator, cupboard housing the gas combination boiler, wall mounted electric convector heater, uPVC double glazed windows to the front and rear, uPVC double glazed tri fold doors leading to the rear garden, door to:

Utility Room: having inset stainless steel single drainer sink unit with mixer tap and cupboard below, plumbing for automatic washing machine, double glazed door leading to the driveway, radiator

On The First Floor

Landing: having radiator, hatch to roof space, built in storage/linen cupboard, uPVC double glazed window to the rear, doors leading off to:

Master Bedroom: *18' 0" x 11' 0" max (5.48m x 3.35m)* having dressing area and fitted wardrobes, two radiators, uPVC double glazed windows to the front, side and rear, door to:

Ensuite Shower Room: having a walk in shower cubicle, pedestal wash hand basin, low flush W.C., chrome effect heated towel rail, electric shaver point, extractor fan, uPVC double glazed window to the rear

Bedroom Two: *11' 10" x 10' 4" (3.60m x 3.15m)* having fitted wardrobes, radiator, uPVC double glazed windows to the front and side

Bedroom Three: *11' 10" x 7' 3" (3.60m x 2.21m)* having uPVC double glazed window to the side, radiator

Principal Bathroom: having a white suite comprising panelled bath with shower over and separate shower fitment, pedestal wash hand basin, low flush, W.C., chrome effect heated towel rail, uPVC double glazed window to the front, extractor fan

Outside: having a pleasant enclosed garden with lawn, paved patio, cold water tap and side entrance gate, personal door leading to the garage and outside power point

Detached Garage: being approached via a side tarmac driveway and having up and over door to the front, power and light point, personal door leading to the rear garden

Agent Notes: the vendors inform us of a maintenance charge payable by the residents for upkeep of the developments communal grounds which is approximately £100 payable every six months





General information

TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: D

EPC RATING: B

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

VIEWING: By way of prior appointment with Skitts Estate Agents Skitts - Willenhall Tel: 01902 631151 Email: willenhall@skitts.net

PROPERTY MISDESCRIPTION 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.

MARKET APPRAISAL: We offer a free no obligation valuation service. To find out the value of your property please call us today to arrange an appointment.

NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

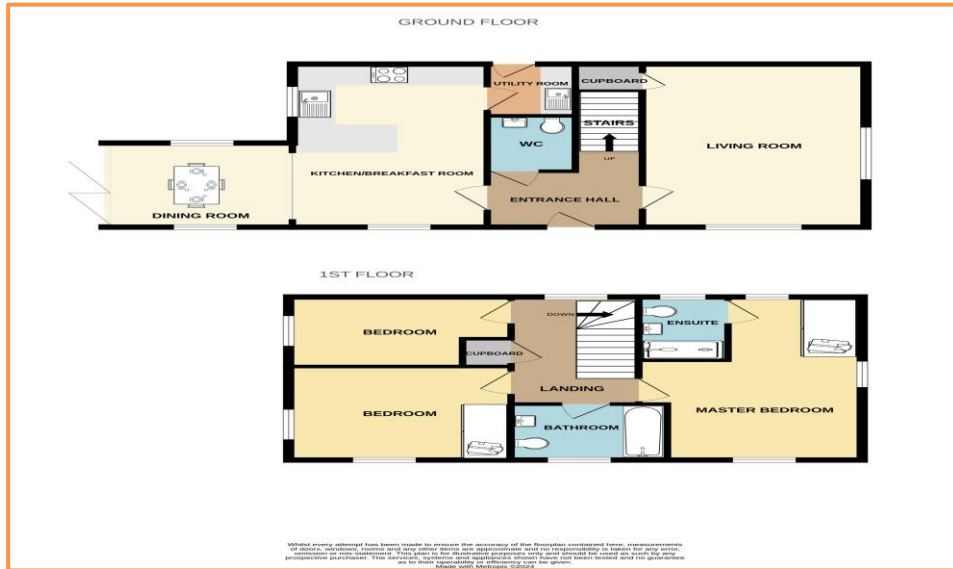
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



£375,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(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	
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