



3 Whittington Grove Bloxwich, Walsall, WS3 3BQ

THE OAK – where modern luxury meets timeless elegance, in a setting of unmatched exclusivity and tranquility.

Set within an exclusive gated development of just FIVE EXECUTIVE NEW BUILD HOMES, The Oak presents a rare opportunity to acquire this prestigious new-build property which offers the perfect blend of refined elegance, contemporary design, and secluded living – all just moments from excellent local amenities and green open spaces.

Located on a private road off Lichfield Road in Bloxwich, The Oak is approached via an electrically operated gated entrance, offering a sense of arrival, security, and prestige. Totalling 2,077 square feet, this striking home has been thoughtfully designed for modern family life, combining generous proportions with high-spec finishes and an uncompromising attention to detail.

Guide price £600,000

3 Whittington Grove

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- Exclusive five-bedroom detached home in a prestigious gated development of just five properties
- Detached Double Garage & Ample Driveway Parking
- Principal bedroom with dressing area and luxury en-suite
- Excellent access to Cannock Chase, M6 motorway (J10 & J11), and MacArthur Glen Designer Outlet
- Prime location on a private road off Lichfield Road, Bloxwich, Walsall
- Stylish open-plan kitchen diner with integrated appliances
- Large, enclosed rear garden with patio – perfect for entertaining
- Spacious 2,077 sq ft of high-specification living accommodation
- Separate living room, family room, utility room and guest WC
- Within 1km of Bloxwich High Street amenities and local green spaces

Entrance Hall

Lounge

18'6" x 10'4" (5.64 x 3.17)

Family Room

16'7" x 10'4" (5.08 x 3.15)

Kitchen/Diner

22'8" x 10'9" (6.93 x 3.28)

Utility Room & Guest Cloakroom

Bedroom One

11'8" x 10'5" (3.58 x 3.20)

Dressing Area

3'4" x 3'2" (1.02 x 0.97)

En-Suite

5'4" x 4'9" (1.63 x 1.45)

Bedroom Two

11'3" x 10'7" (3.43 x 3.23)

Bedroom Three

10'7" x 10'4" (3.25 x 3.15)

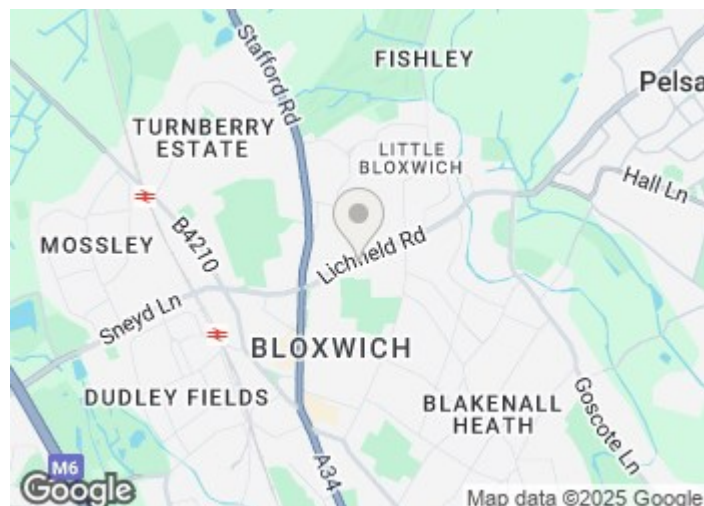
Bedroom Four

10'4" x 9'8" (3.15 x 2.97)

Bedroom Five

9'3" x 6'11" (2.84 x 2.13)

Family Bathroom



Directions





Floor Plan

The Oak



Plots 3 & 5 - Total Sq Ft: 2077

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		