



**Connells**

Oak Road  
Brewood Stafford



### Property Description

Introducing Oak Road, an extended two-bedroom semi-detached property nestled in the sought-after area of Brewood.

As you enter, you are greeted by a porch leading to a hallway. The lounge offers a space to unwind and entertain guests. Adjacent to the lounge is the well-appointed stylish kitchen with integrated appliances and features an extended dining area that can also serve as an office space, catering to your specific needs and lifestyle.

Convenience is key, and Oak Road offers a ground floor WC and a utility room, adding practicality to modern living. Moving to the first floor, you will find two generously sized bedrooms, providing ample space for rest and relaxation. Additionally, a shower room completes the first floor layout.

Oak Road boasts both a front and rear garden, with the rear garden providing a lawn, raised decking area and a child's play area. Whether you prefer to indulge in gardening, outdoor dining, or simply basking in the sunshine, these spaces offer endless possibilities for creating your own oasis. Furthermore, this property has ample off-road parking for your vehicles and has recently had a newly tiled roof.

Overall, Oak Road presents a fantastic opportunity to own a well-designed, extended two-bedroom semi-detached property in the heart of Brewood. Perfect for first time buyers, investors or someone looking to downsize.

### Location And Area

Oak Road is set within the area of Brewood, noted for its schools, popular shopping, eateries and public houses. Further shopping can be found nearby within the areas of Codsall, Penkridge, Cannock and Wolverhampton. The M6 and M54 motorways are also close by along with the i54 commercial development.

### Approach

Setback from the road side behind a lawn and driveway.

### Porch

Doors to hallway and utility

### Entrance Hallway

Ceiling light point, stairs rising to the first floor, storage cupboard and doors to lounge and kitchen.

### Lounge

11' max x 11' 10" max ( 3.35m max x 3.61m max )

Two double glazed windows to the front, radiators and ceiling light point.

### Kitchen

17' x 7' 1" ( 5.18m x 2.16m )

Matching wall and base units with 1 1/2 sink and drainer, integrated double oven, integrated dishwasher and bin, larder cupboard, partly tiled walls, extractor hood, electric hob and archway to dining room.

## Extended Dining Room

14' 10" x 7' 10" ( 4.52m x 2.39m )

Two wall lights, two radiators, French doors to the rear garden and ceiling light point. Door to utility.

## Utility

7' 1" x 4' ( 2.16m x 1.22m )

Plumbing point, ceiling light point, hot and cold tap point, shelving, double glazed window to the rear.

## Ground Floor Guest Wc

Low flush WC, wall mounted wash hand basin, ceiling light point, tap point and double glazed window to the rear.

## First Floor Landing

Two double glazed windows to the side, ceiling light point, loft access and doors to both bedrooms and shower room.

## Bedroom One

14' max x 10' max ( 4.27m max x 3.05m max )

Double glazed window to the front, ceiling light point and radiator.

## Bedroom Two

11' max x 10' max ( 3.35m max x 3.05m max )

Double glazed window to the rear, ceiling light point and radiator.

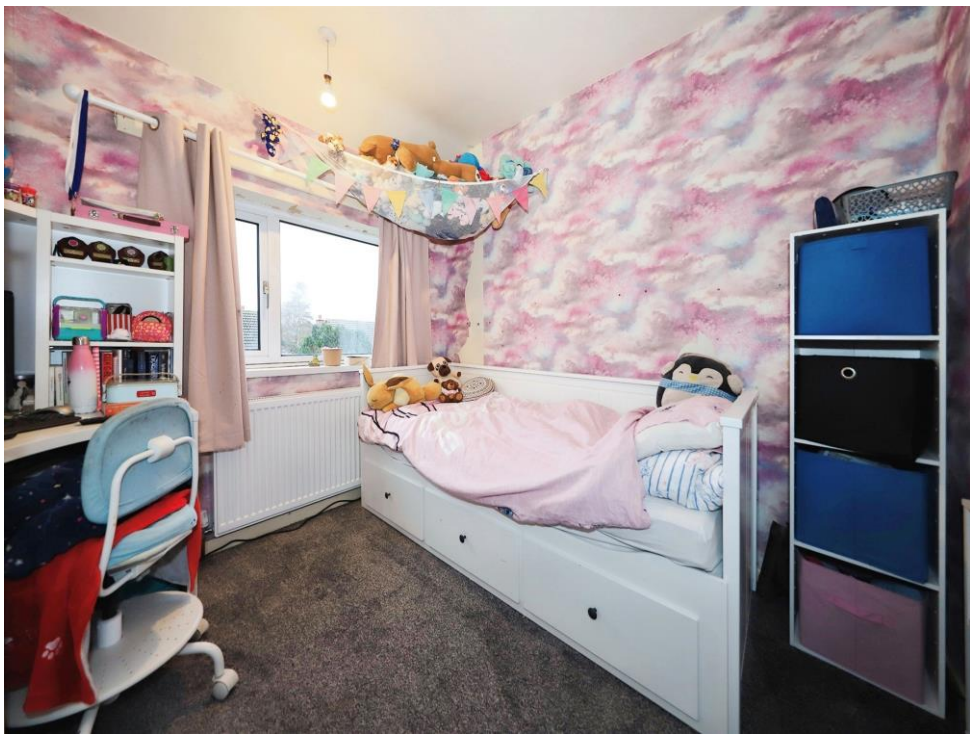
## Shower Room

Shower cubicle, low flush WC, wash hand basin, tiled walls, extractor fan, ceiling spotlights, cupboard housing boiler, double glazed window to the rear

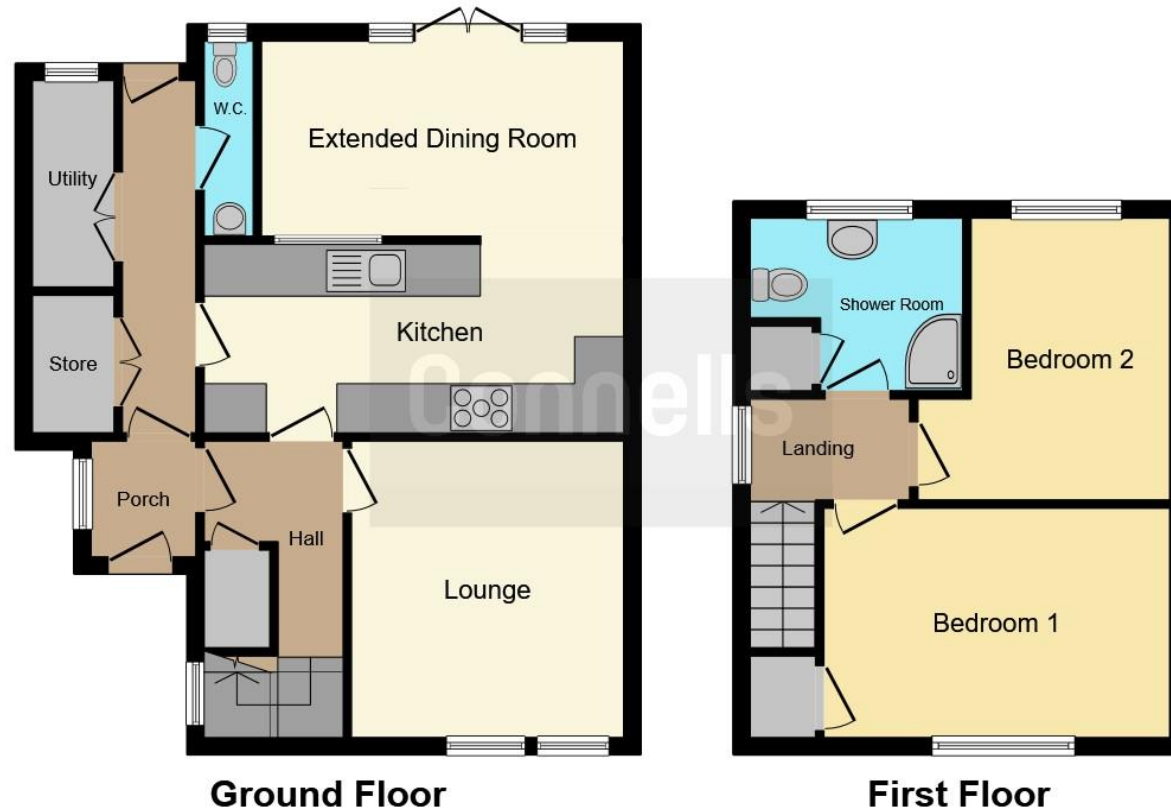
## Outside Rear

Paved patio area with lawn, raised decking area and a raised parked area for a children's play area and a timber shed.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: C**

Tenure: Freehold

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Property Ref: WVH328770 - 0003