



3 Oaklands, Wombourne, Wolverhampton, WV5 0AJ

**BERRIMAN**  
**EATON**



# 3 Oaklands, Wombourne, Wolverhampton, WV5 0AJ

Oaklands is an executive detached family home arranged over three floors, occupying a corner position with a detached garage and an enclosed, private rear garden. The internal accommodation briefly comprises a living room, separate dining room, modern kitchen with breakfast area, additional utility, and cloakroom/WC on the ground floor. On the first floor, there are two double bedrooms with en-suites and a slightly smaller bedroom. On the second floor, there are two further double bedrooms and a house bathroom. The property benefits from central heating and double glazing. Please be aware that there is an estate charge for the maintenance of the communal areas and electric gates, currently £790 per annum.

EPC : C  
WOMBOURNE OFFICE

## LOCATION

Oaklands is a private gated road serving only a handful of executive detached properties situated at the top of Giggetty Lane and at the junction of Poolhouse Road. There is excellent access to the village, as well as a reasonable walking distance to Wombourne High School, Westfield Community Primary School, and St. Bernadette's Catholic Primary School. The area is well-served for walking enthusiasts, being located close to the canal and the Wombrook, with Trysull nearby. Sainsbury's is also just a few minutes away by car

## DESCRIPTION

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## ACCOMMODATION

Having been constructed in 2010, this prestigious gated community serves only 8 houses of similar ilk. This detached property benefits from a corner position within the development with a detached garage, large foregarden, and a wrap-around rear garden with a private, elevated aspect. The entrance is accessed via a composite door and has porcelain tiled floors, a staircase rising to the first floor, with storage underneath. The living room has a window to the front elevation and patio doors to the rear with a feature gas fire. The dining room has a window to the front elevation. The kitchen/dining room is fitted with a range of white gloss wall and base units with an inset one-and-a-half sink and drainer with a stainless steel mixer tap. There is space for a Range-style oven with a fitted extractor above and integrated appliances including a microwave and dishwasher. There are windows to the side and rear elevations as well as French doors onto the rear garden. The utility room has a wall-mounted central heating boiler and plumbing and space beneath a fitted work surface. There is a door giving access to the side garden. The cloakroom offers white sanitaryware comprising a low-level WC, a wash hand basin with tiled splashback, and a heated towel rail.

On the first floor, there are two double bedrooms, both with the advantage of en-suite bathrooms and shower rooms, and windows to the front elevations, and the 5th Bedroom, which also has a window to the front elevation. The second floor also has two further double bedrooms, with windows to the front elevation. The house bathroom, serving both as well, offers a suite comprising a bath, low-level WC, and a pedestal wash hand basin. There is an airing cupboard with a hot water cylinder providing decent pressure for the facilities.

## OUTSIDE

The property occupies a corner position within the development, offering a generous driveway providing off-road parking for multiple vehicles as well as a detached double garage with an elevating door, pitched roof for additional storage, and a side door with a path leading to the house. The property is enclosed by a fence boundary, enjoying an elevated position. There is a lawned garden to the front and side access to the rear which has a decked patio and a further lawn

TENURE We are advised by the owners that the property is FREEHOLD.

SERVICES We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND F – South Staffordshire DC

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Wombourne office.

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01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

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### Wombourne Office

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### Lettings Office

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### Worcestershire Office

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£625,000

EPC: C

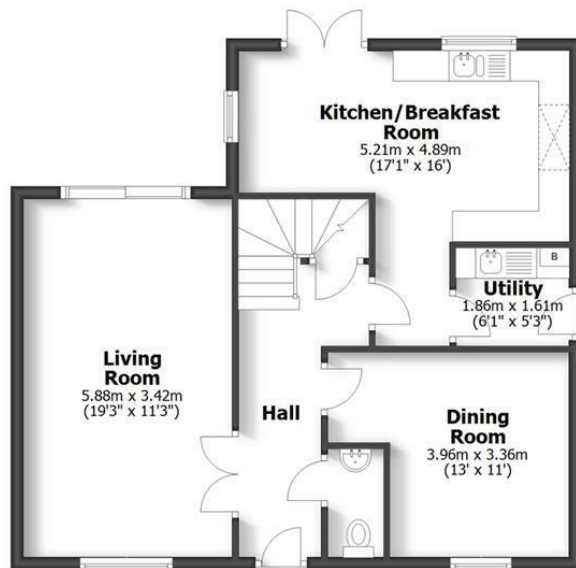
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



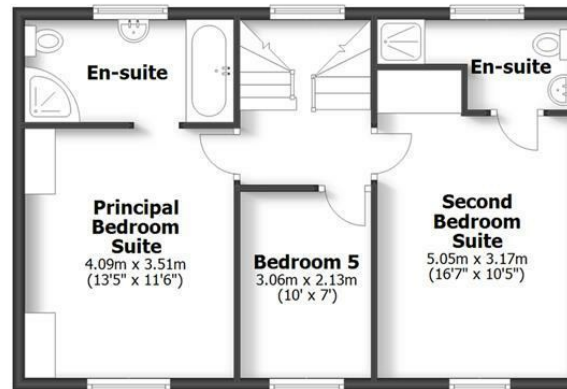
### 3 OAKLANDS WOMBOURNE

HOUSE: 165.2sq.m. 1779sq.ft.  
 GARAGE: 26.9sq.m. 290sq.ft.  
**TOTAL: 192.1sq.m. 2069sq.ft.**

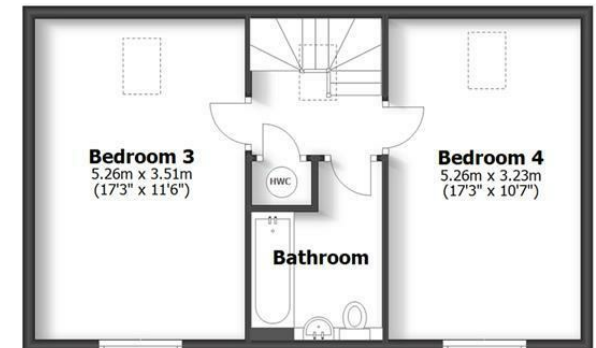
INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor



