

BERRIMAN
EATON

Willow End, 35 Six Ashes Road, Bobbington, Stourbridge, DY7 5BZ

Willow End is a detached family home which would benefit from some updating but which sits in a plot of approximately 1.5 acres. The driveway provides off road parking. There is a large private rear garden and a separate stable block with a paddock to the rear. Internally the property comprises dining hall, cloakroom/wc, kitchen/dining room, L shaped lounge and utility/garden room to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from oil fired central heating, double glazing and no upward chain.

EPC : E
WOMBOURNE OFFICE

LOCATION

Bobbington is a small semi rural village South West of Wolverhampton city centre, between the villages of Wombourne and Kinver in the County of South Staffordshire. The village itself has a local pub restaurant/hotel, Church and a primary school with access to numerous countryside walks and bridleways. The popular village of Bobbington is also well placed for Wombourne, Bridgnorth, Wolverhampton and Stourbridge providing more extensive facilities. Near-by are two golf courses, Highgate Common and the famous Halfpenny Green vineyard with its restaurant, craft village and shop selling local produce.

DESCRIPTION

Willow End is a detached family home which would benefit from some updating but which sits in a plot of approximately 1.5 acres. There is a driveway providing off road parking and a private rear garden with an array of established shrubs, trees and foliage and separate stable block. The internal accommodation briefly comprises dining hall, cloakroom/wc, kitchen/dining room, L shaped lounge and utility/garden room to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from oil fired central heating, double glazing and no upward chain.

ACCOMMODATION

A composite door with double glazed leaded opaque inserts gives access into the DINING HALL which has a vaulted ceiling with two double glazed skylights, radiator and door into the CLOAKROOM which has a low level WC, vanity wash hand basin with mixer tap and radiator. The GARDEN/UTILITY ROOM has a double glazed window to the rear elevation, and wooden door to the garden. The INNER HALL has a staircase rising to the first floor landing with understairs storage cupboard and radiator. The KITCHEN/DINER is fitted with a range of wall and base units with complementary work surfaces with inset single drainer sink unit with mixer tap, integrated double oven, gas hob with fitted extractor, plumbing for a washing machine and dishwasher, floor mounted central heating boiler, two double glazed leaded bay windows to the front elevation, two radiators, tiled floor, pantry with double doors and fitted shelving and a wooden door with opaque inserts leading to the side of the house. There is an L shaped living room which has a dining area with double glazed leaded bay window to the side elevation and radiator. The LIVING ROOM has a log burner positioned within the fireplace, double glazed French doors onto the garden, double glazed leaded bay to the side elevation, double glazed leaded bay window the rear elevation and radiator.

The staircase rises to the FIRST FLOOR LANDING and has wooden balustrades, loft access, airing cupboard and double glazed opaque leaded window to the side elevation. The BATHROOM is fitted with a coloured suite which comprises bath, pedestal wash hand basin, low level WC, double glazed opaque window to the rear elevation, radiator and part tiling to the walls. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation, fitted wardrobe with part mirrored door, dressing table and radiator. DOUBLE BEDROOM 2 has a double glazed leaded window to the front, wardrobes with fitted drawers and radiator. BEDROOM 3 has double glazed leaded window to the front elevation, fitted wardrobe and radiator.

OUTSIDE

To the front of the property there is a tarmac driveway suitable for parking several vehicles off road with a lawned foregarden with planted borders with established shrubs and side gated access. Then REAR GARDEN has a paved patio area, hardstanding for a greenhouse and a large lawn with a wealth of well stocked and planted borders. There is an enclosed orchard and a stable block which will need some work to be fit for purpose. There is a path and gated access leading to a right of way which gives separate access to the paddock at the rear, although this is also accessed from the bottom of the garden. The property has a total area of 1.5 acres.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD.

SERVICES We are informed by the Vendors that electric and drainage services are installed. Central heating uses oil.

COUNCIL TAX BAND E – South Staffordshire DC

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Wombourne office.

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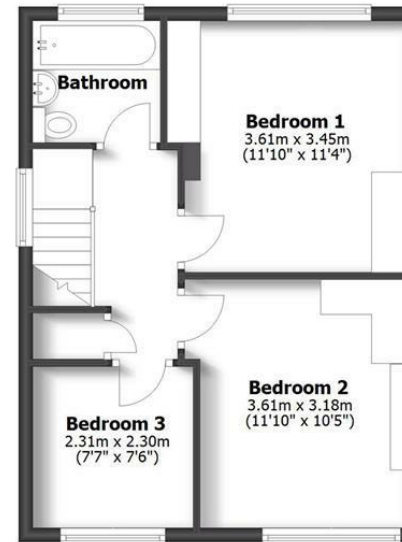
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



35 Six Ashes Road Bobbington



Ground Floor



First Floor

TOTAL: 126.1sq.m. 1357sq.ft.

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

