



8 Oaklands, Wombourne, Wolverhampton, WV5 0AJ

BERRIMAN  
EATON



# 8 Oaklands, Wombourne, Wolverhampton, WV5 0AJ

This is an executive detached family home within a gated Development of a handful of properties and providing off road parking, single garage and enclosed, private rear garden. The internal accommodation briefly comprises entrance hall, living room, dining kitchen, separate utility and downstairs cloakroom. To the first floor there is a principal bedroom with en-suite, three further bedrooms and family bathroom. The property benefits from central heating and double glazing.

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

The ENTRANCE HALL is accessed through a composite door with double glazed inserts and double glazed side windows, radiator and stairs to first floor. The CLOAKROOM has a low level WC, vanity wash hand basin and mixer tap with tiled splashback and radiator. The LIVING ROOM has a double glazed window to the front elevation, double glazed patio door to the rear, two radiators and a gas fire with surround. The KITCHEN DINING AREA is fitted with a high quality range of wall and base units with complementary work surfaces incorporating a breakfast bar with inset one and a half bowl and drainer. There is an integrated double Bosch oven, 4 ring gas hob and extractor, space for a wine cooler, integrated dishwasher, fridge and freezer. There is a double glazed sliding patio door onto the rear garden, double window to the rear, spotlights and radiator. The UTILITY has a fitted work surface with inset single drainer sink unit and mixer tap, wall mounted central heating boiler, space and plumbing for a washing machine and double glazed composite door to the rear garden.

The staircase rises to the FIRST FLOOR LANDING which has a radiator and loft access. The BATHROOM is fitted with a white suite which comprises bath with shower over, pedestal wash hand basin and mixer tap, low level WC, double glazed opaque window to the rear elevation, spotlights, radiator and part tiling to the walls. The PRINCIPAL BEDROOM has double glazed leaded windows to the front elevation, two fitted wardrobes, radiator and door into the EN-SUITE which has a shower cubicle, pedestal wash hand basin and mixer tap, low level WC, radiator, double glazed opaque window to the front elevation and part tiling to the walls. DOUBLE BEDROOM 2 has two double glazed windows to the front elevation, radiator, fitted wardrobe, recess cupboard over the stairs which houses the hot water cylinder and double glazed opaque window to the front elevation. DOUBLE BEDROOM 3 has a double glazed window to the side elevation and radiator. DOUBLE BEDROOM 4 has a double glazed window to the rear elevation and radiator.

## OUTSIDE

The property is accessed through electronically operated gates with a pedestrian access adjacent to the side. There is a tarmac driveway proving off road parking for several vehicles, a gravelled foregarden, a paved path from the entrance to the side gated and a DETACHED GARAGE. This has an elevating door with a double glazed door to the garden. There is a path from the garage and utility door that wraps around to a paved patio with a lawn and enclosed fencing to the boundary. There is a timber framed SUMMERHOUSE which has double glazed french doors and two side windows.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND E – South Staffordshire  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the WOMBOURNE Office.  
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile – Ofcom checker shows there is limited coverage indoors with all four main providers having likely coverage outdoors.  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.  
The long term flood defences website shows very low

## SERVICE CHARGE

There is a service charge payable for the communal areas and gates of £380 per annum.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

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

Offers In The Region Of  
£499,950

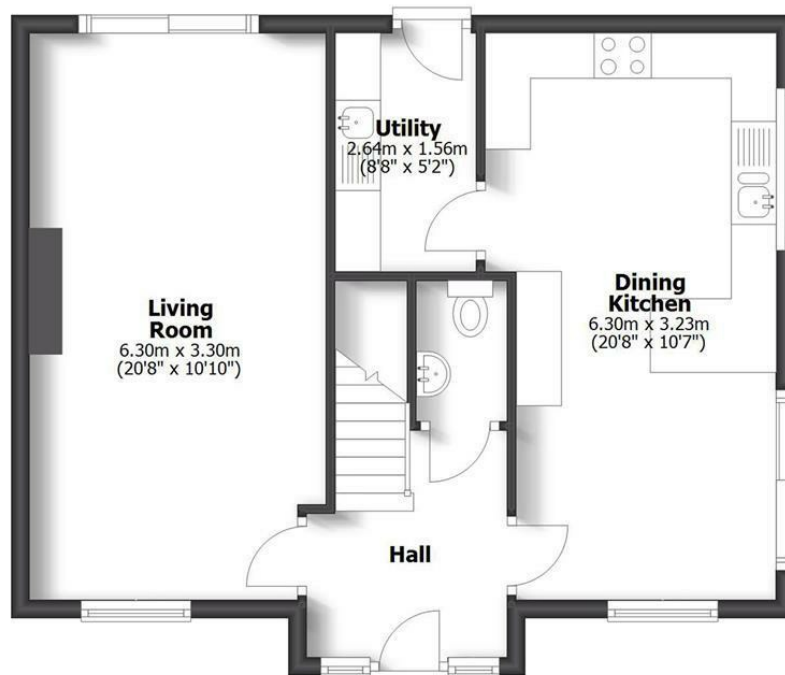
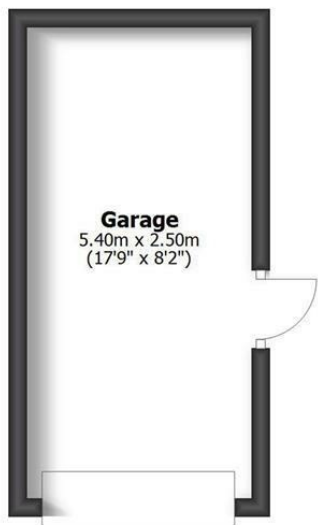
EPC: C

**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.

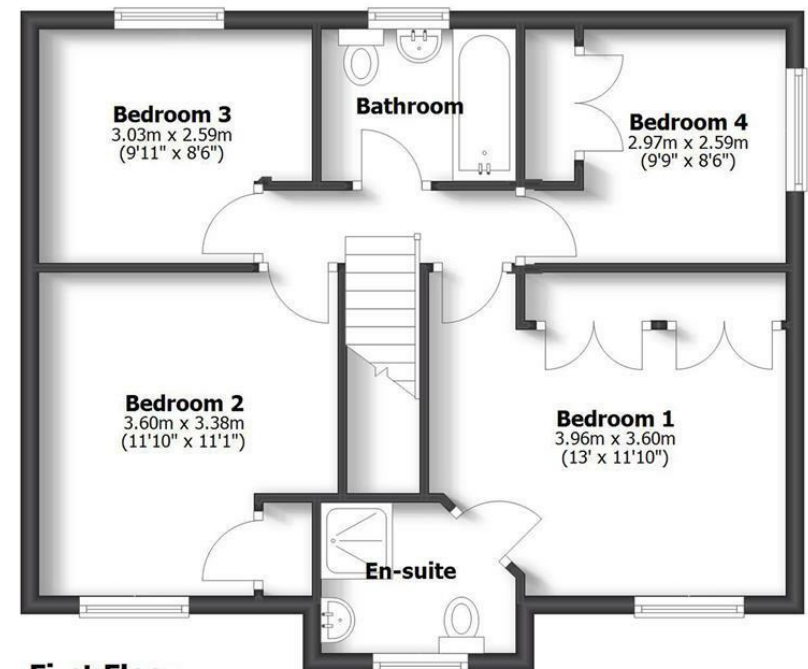


## 8 Oaklands Wombourne

HOUSE: 107.2sq.m. 1154sq.ft.  
GARAGE: 13.5sq.m. 145sq.ft.  
**TOTAL: 120.7sq.m. 1299sq.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**



