



27 White Oak Drive, Bishops Wood, Stafford, ST19 9AH

**BERRIMAN**  
**EATON**



# 27 White Oak Drive, Bishops Wood, Stafford, ST19 9AH

An incredibly deceptive detached four bedroom family home providing skilfully extended accommodation of surprising proportions over both ground and first floors which has been appointed to the highest of standards and which enjoys a beautiful open aspect to the rear with views over open fields and farmland.

## LOCATION

White Oak Drive stands close to the centre of Bishops Wood which is a sought after South Staffordshire village standing in a charming, semi-rural situation amidst picturesque, rolling countryside. The house benefits from lovely views to the front and is in an easily accessible situation with a range of local facilities being available within the nearby villages of Brewood and Codsall together with the more extensive amenities provided by Telford, Wolverhampton and Stafford.

The area is well served by schooling in both sectors with St Johns primary school in the village itself being highly regarded with Brewood Middle School and Wolgarston High School being nearby. St Dominics High School in Brewood, Stafford Grammar School, Adams Grammar in Newport and the Wolverhampton schools are also worthy of note. Communications are excellent with the A5 corridor being nearby with the M6, M6 Toll and M54 facilitating fast access to the entire industrial West Midlands and beyond. National rail services run from Stafford (London Euston from 80 minutes).

## DESCRIPTION

27 White Oak Drive is a fine, family residence which benefits from beautifully appointed accommodation of exceptional quality. There are two particularly large reception rooms to the ground floor together with a stylish kitchen with four good bedrooms to the first floor with the principal suite being of particular note.

The property has been well appointed throughout with a great deal of care and attention having been taken to the finishing with signature lighting to many of the rooms and tasteful décor. The property benefits from double glazed windows and oil fired central heating and one of the most outstanding features of the house is its superb situation with open views to the rear over adjoining fields and farmland creating a beautiful backdrop.

## ACCOMMODATION

A double glazed and leaded front door opens into a small PORCH with laminated flooring with a door opening into the LIVING / DINING ROOM which is a reception room of fine proportions providing ample space for both sitting and dining areas with a up lit ceiling panel with contemporary inset spotlighting, a recessed fireplace with spotlighting above and an electric contemporary remote controlled fire, wiring for a wall mounted TV, laminated flooring and glazed double doors opening into the large LOUNGE which is particularly unusual in terms of size for a property of this nature with stylish lighting with up lit ceiling panels and inset ceiling downlighters, wiring for a wall mounted TV within a bespoke recess with a recessed electric smoke effect fire beneath, double glazed French doors and windows opening into the garden with beautiful views beyond and laminated flooring. The KITCHEN has a comprehensive range of contemporary wall and base mounted Shaker style units with a four ring Bosch electric hob with stainless steel extraction chimney above, a fitted Bosch stainless steel electric oven, an integrated stainless steel microwave, an integrated refrigerator, a stainless steel sink, integrated ceiling lighting, under unit lighting, double glazed window to the front, ceramic tiled floor, pinpoint skirting lighting, under stairs cupboard and an internal door to the garage. A door from the living dining room opens into a small INNER HALL with laminated flooring with a GUEST CLOAKROOM with a contemporary white suite with WC and a wall hung wash basin, tiled floor, part tiled walls, fitted mirror with downlighting above and integrated ceiling spot lighting.

Stairs rise to the first floor landing with a backlit display recess, access to the roof space and a linen cupboard with slatted shelving. The PRINCIPAL SUITE has a large double bedroom with up lit ceiling panels, integrated ceiling downlighting, a bedhead recess with lighting to either side and a double glazed window to the rear taking maximum advantage of the stunning views. There is a walk in DRESSING ROOM which is fully fitted with hanging rails, cupboards and drawers together with integrated ceiling lighting and a wall mounted electric convection heater and a separate EN-SUITE shower room with a modern white suite with a fully tiled corner shower with waterfall head and separate hose, pedestal basin and WC, part tiled walls with mosaic relief, double glazed window, integrated ceiling lighting, wiring for wall lights either side of the sink and a fitted backlit make-up mirror. BEDROOM TWO is a good double room in size with a double glazed window to the front, wide bank of fitted wardrobes, integrated ceiling lighting and fitted up lit shelf. BEDROOM THREE is a good room in size with a double glazed window to the front and integrated ceiling lighting and BEDROOM FOUR is also a good room with integrated ceiling lighting and a double glazed side window. The BATHROOM has a beautifully appointed suite with a bath set within a tiled dais with waterfall shower above, WC and wall mounted vanity ledge with square wash basin, integrated ceiling lighting, wiring for wall lights, part tiled walls with a mosaic relief, tiled floor and a double glazed window.

## OUTSIDE

27 White Oak Drive stands in a lovely position behind a DRIVEWAY laid in tarmac providing ample off street parking with a matured front garden area.

There is a GARAGE with a remote control electrically operated roller shutter door, electric light and power, a built in storeroom and a LAUNDRY area at the rear with plumbing for a washing machine, rear window and door to the REAR GARDEN which is absolutely delightful with a full width timber decked terrace leading to the shaped lawn beyond with well stocked beds and borders and a stunning rear aspect.

We are informed by the Vendors that all mains water, electricity and drainage are connected and the central heating is oil fired.

COUNCIL TAX BAND E – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Superfast are available

Mobile – Ofcom checker shows the four main providers are likely to cover the area outside with limited coverage inside.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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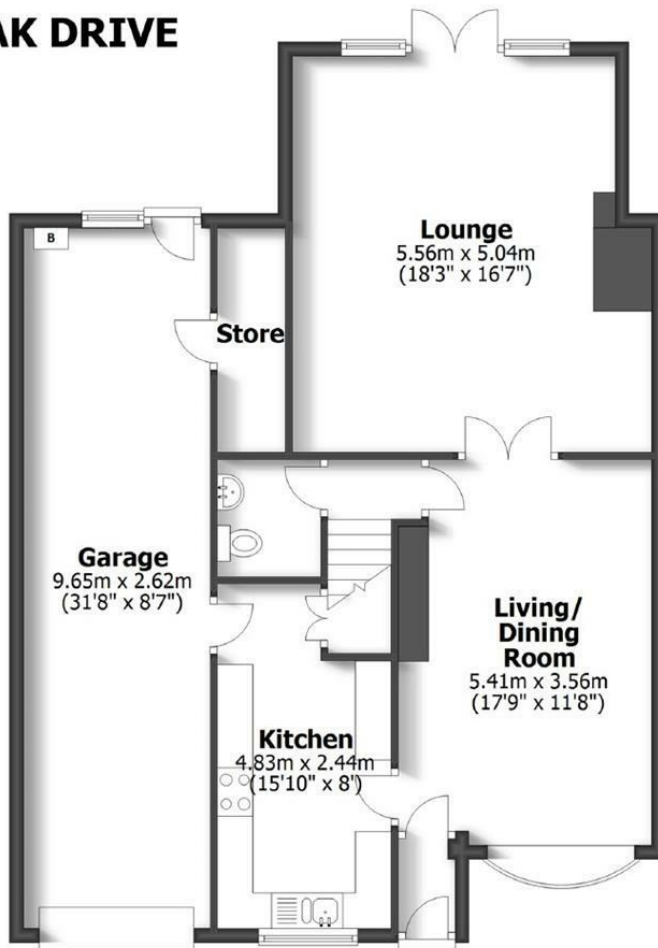
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



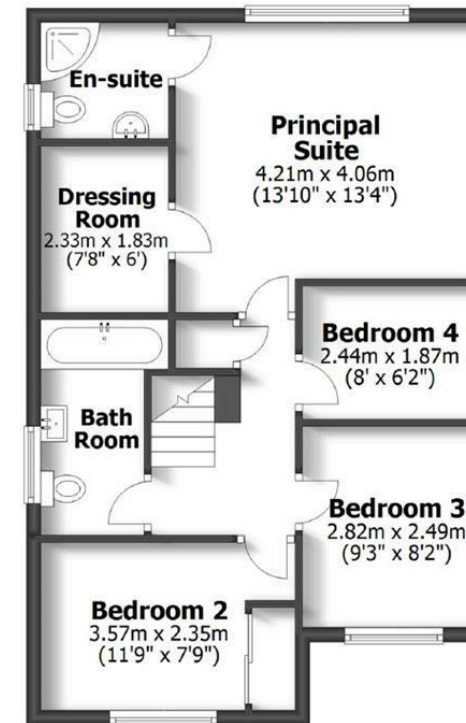
**27 WHITE OAK DRIVE  
BISHOPS WOOD**

HOUSE: 120.8sq.m. 1300sq.ft.  
 GARAGE & STORE: 28.6sq.m. 308sq.ft.  
**TOTAL: 149.4sq.m. 1608sq.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**



