



2 Royal Oak Drive, Bishops Wood, Stafford, ST19 9AN

BERRIMAN
EATON

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An extended four bedroom detached family home in a sought-after residential location with a private garden, driveway, garage and no upward chain.

LOCATION

Royal 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 is in an easily accessible situation with a range of local facilities being available within the nearby villages of Brewwood 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 Brewwood Middle School and Wolgarston High School being nearby. St Dominics High School in Brewwood, 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

2 Royal Oak Drive has been well looked after by the current owners but would now benefit from a gentle scheme of modernisation. There is well proportioned accommodation over both ground and first floors with three reception rooms, a conservatory, guest cloakroom and a breakfast kitchen to the ground floor, two bedroom suites, two further bedrooms and a bathroom to the first floor. The property benefits from double glazing and gas central heating, there is ample parking to the front along with a garage and a private rear garden.

ACCOMMODATION

A step rises to the front door with double glazed windows to either side opens into the HALL with tiled flooring, integrated ceiling lighting, a useful cloaks and storage cupboard and a GUEST CLOAKROOM with WC and wash basin. The LOUNGE has wood laminate flooring, a log stove set on a tiled plinth, ornate coved ceiling and ceiling coving and double glazed French doors and windows open into the CONSERVATORY with double glazed doors and windows to three elevations and tiled flooring. From the lounge double doors open into the DINING ROOM with wood laminate flooring, ornate coved ceiling and double glazed windows to the conservatory and there is an opening through to the BREAKFAST KITCHEN with a range of wall and base units with roll top working surfaces with tiled splash back, stainless steel sink and drainer with a double glazed window over, space for appliances including a cooker, fridge and washing machine, there is a coordinating breakfast bar, tiled flooring throughout and an open doorway to the SITTING ROOM with tiled flooring and double glazed patio doors to the garden and an internal door to the garage.

Stairs from the hall rise to the first floor landing with access to the loft. The PRINCIPAL SUITE is an excellent size with built in wardrobes with cupboards above the bedhead recess, a double glazed window to the front, a DRESSING ROOM with a double glazed window to the rear and access to the loft and an EN-SUITE BATHROOM with panelled bath with shower over, wall mounted wash basin, WC, wood laminated flooring and a double glazed window. The SECOND BEDROOM SUITE is a good size double bedroom with a double glazed window to the front and a cupboard over the stairs, the EN-SUITE BATHROOM has a panelled bath with tiled surround, WC, wall hung wash basin, heated ladder towel rail and a double glazed window. BEDROOM THREE is also double in size with a double glazed window to the front, wood laminate flooring and a built in cupboard. BEDROOM FOUR is a good size with a double glazed window to the rear. The BATHROOM has a panelled bath with mosaic tiled surround, tiled shower cubicle, WC, wall hung wash basin, heated ladder towel rail and a double glazed window.

OUTSIDE

2 Royal oak Drive sits behind a gravel DRIVEWAY affording off road parking for several vehicles with external lighting leading to the GARAGE with an up and over door, concrete floor, electric light and power and a wall mounted Worcester Bosch boiler.

There is gated side access to both sides of the property to the PRIVATE REAR GARDEN with a shaped lawn and screening hedges to the borders, a circular paved seating area and a shed.

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 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 and there is limited availability inside

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

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

Offers Around
£429,950

EPC: D

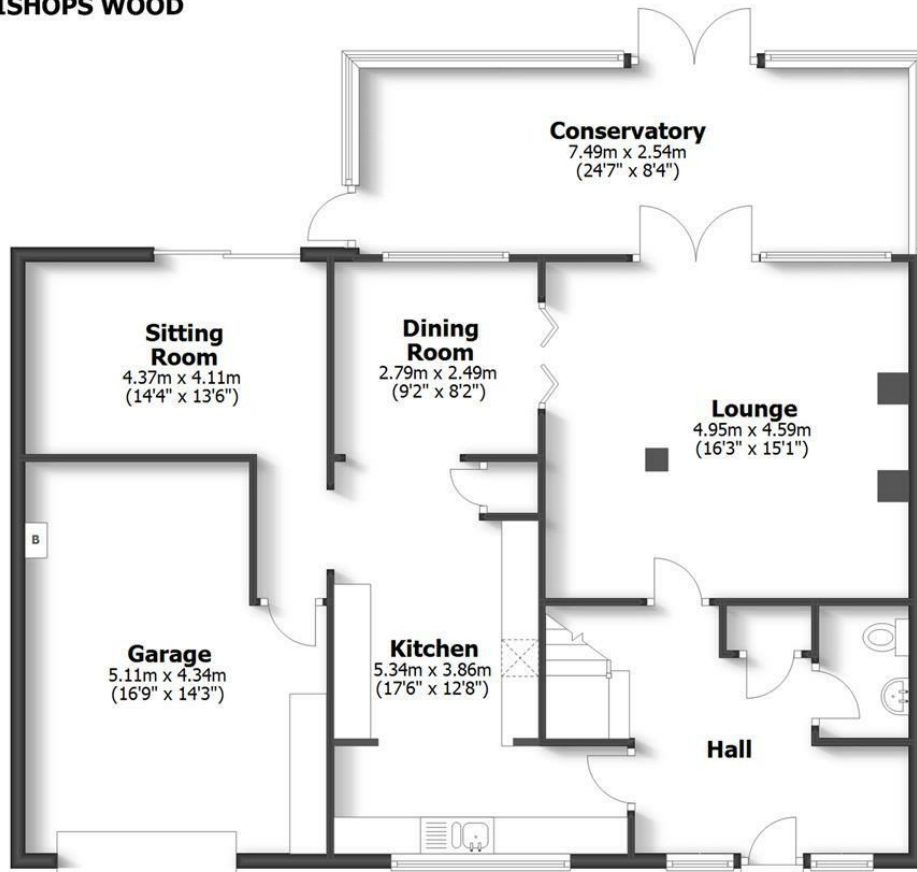
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



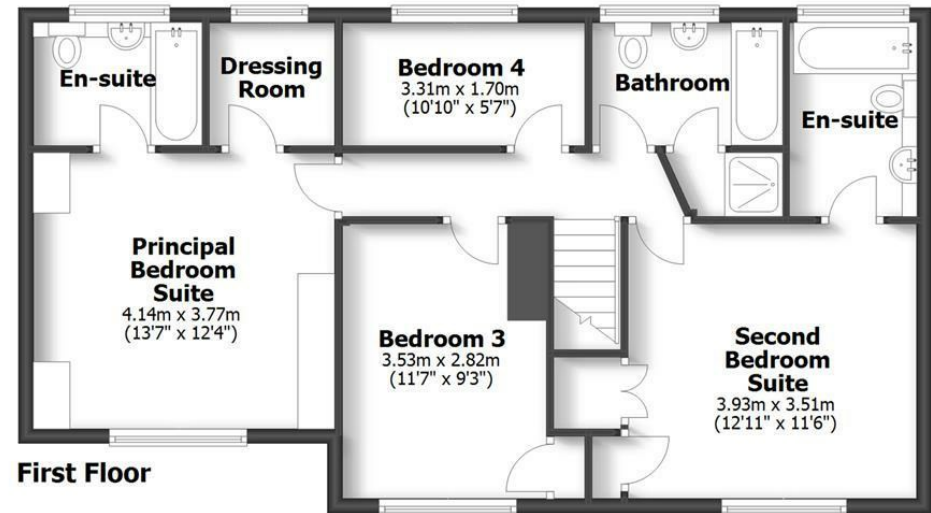
**2 ROYAL OAK DRIVE
BISHOPS WOOD**

HOUSE: 168.8sq.m. 1817sq.ft.
GARAGE: 19.9sq.m. 214sq.ft.
TOTAL: 188.7sq.m. 2031sq.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

