

Oaklands, Wombourne WV5 0AJ

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Quietly tucked away in the corner of a private development behind a gated entrance, is this commanding five bedroom three storey detached family home occupying a substantial plot. To the ground floor the property comprises a welcoming entrance hall, spacious lounge with patio doors leading to the rear garden, separate dining room, lovely kitchen breakfast room with patio doors leading out to the rear garden, useful utility room and a ground floor cloakroom. To the first floor there are two impressive double bedrooms both with en suite shower rooms, one of which has recently been re fitted and another bedroom. To the second floor there are two further good sized bedrooms and a family bathroom. To the front of the property there is a generous sized driveway with access to the double garage and gated side access to a private rear garden. Ideally located within a short distance of Wombourne Village which has an abundance of amenities including butchers, supermarkets, dental and doctors surgeries, the village green also has a cricket pitch, tennis courts and bowls green. This property is also situated within the catchment area of sought after primary and secondary schools.











Front Of The Property
To the front of the property there is a generous sized driveway with access to the double garage, front lawns with a path to the front door and gated side access to a private rear garden.

Entrance Hall
With a door leading from the front this inviting entrance hall has doors to various rooms, stairs to the first floor landing, storage cupboard, tiled floor and a central heating radiator.

Cloakroom
With a door leading from the entrance hall, WC, wash hand basin, tiled floor, recessed spotlights, extractor fan and a chrome heated towel rail.

Lounge
19'4" x 11'1"
With a door leading from the entrance hall, double glazed sliding door to rear, double glazed window to front, gas fire with decorative surround and two central heating radiators.

Dining Room
12'9" x 10'9"
With a door leading from the entrance hall, double glazed window to front and a central heating radiator.

Kitchen Breakfast Room
17'0" x 15'8"
With a door leading from the entrance hall this modern kitchen is fitted wall and base units, work surfaces with tiled splashback, one and a half sink and drainer, space for range cooker and fridge freezer, integrated microwave and dishwasher, door to utility, recessed spotlights, double glazed windows to rear and side, double glazed doors to rear garden, tiled floor, loft access and a central heating radiator.





Utility Room
5'10" x 5'2"
With a door leading from the kitchen, fitted wall and base units, work surfaces, sink and drainer, plumbing for washing machine, space for tumble dryer, boiler, double glazed door to side, tiled floor and a central heating radiator.

First Floor Landing
With stairs leading from the entrance hall, doors to rooms, stairs to the second floor landing and a central heating radiator.

Bedroom One
13'5" x 11'5"
With a door leading from the first floor landing, opening to en suite, double glazed window to front, two fitted wardrobes and a central heating radiator.

En Suite
Opening from bedroom one this luxury re fitted en suite has a shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin, separate bath, part tiled walls, tiled floor, double glazed window to rear, shaver point and a heated towel rail.

Bedroom Two
14'1" x 10'5"
With a door leading from the first floor landing, double glazed window to front, laminate floor, fitted wardrobes and door to en suite.

En Suite
With a door leading from bedroom two, shower cubicle, WC, wash hand basin, separate bath, part tiled walls, tiled floor, double glazed window to rear, recessed spotlights and a central heating radiator.

Bedroom Five
9'10" x 6'10"
With a door leading from the first floor landing, double glazed window to front and a central heating radiator.





Second Floor Landing
With stairs leading from the first floor landing, skylight window to rear, cupboard housing water tank and doors to rooms.

Bedroom Three
17'4" x 10'5"
With a door leading from the second floor landing, double glazed window to front, skylight window to rear and a central heating radiator.

Bedroom Four
17'4" x 10'5"
With a door leading from the second floor landing, double glazed window to front, skylight window to rear laminate floor, loft access and a central heating radiator.

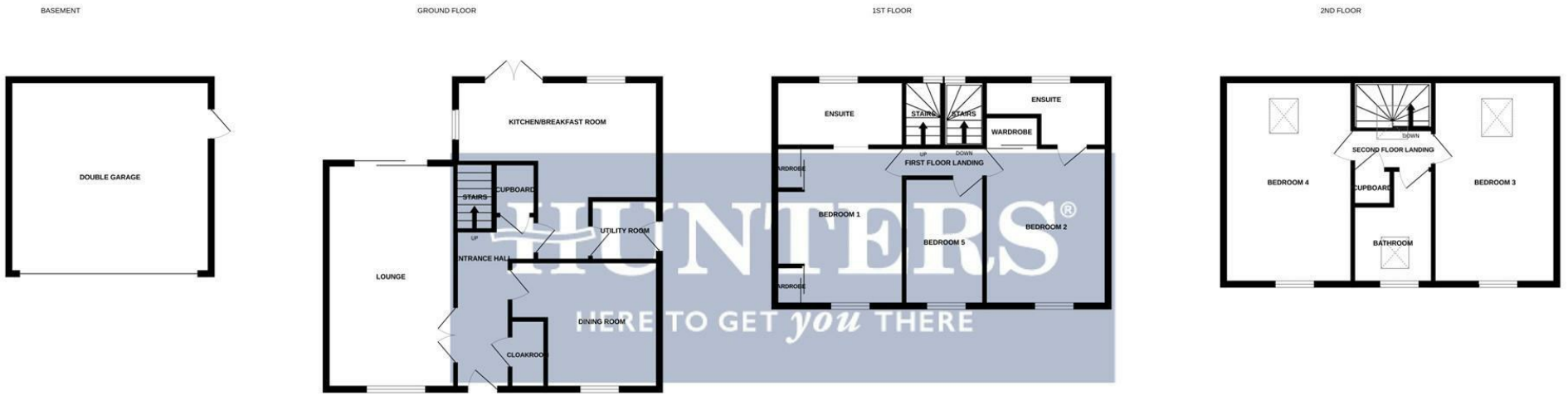
Bathroom
With a door leading from the second floor landing, bath with shower over, WC and wash hand basin set into vanity unit, recessed spotlights, part tiled walls, tiled floor, skylight window to front, extractor fan and a central heating radiator.

Garden
With access from the lounge and kitchen breakfast room leading to a patio area with decking to the side, lawn with shrubs, chipping stones to the side and gated side access.

Double Garage
17'4" x 16'8"
With an up and over door to front, double glazed door to side, power and light.

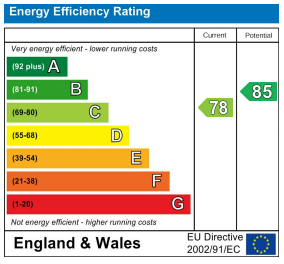
Agents Note
£750 is paid yearly to a management company for the up keep of the grounds.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge - 01384 443331 https://www.hunters.com

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