WORTHINGTON ESTATES

13, Oaks Drive
Wombourne, Wolverhampton, Staffordshire WV5 0LA

Offers in the region of £330,000

Occupying a quiet cul-de-sac position just off the desirable Sytch Lane, this spacious three-bedroom detached property offers generous living accommodation, ideal for families looking to personalise and enhance a home to their own taste.

Having been extended to the rear, the property benefits from an impressive 28.5ft living room with a defined dining area, alongside a breakfast kitchen, three double bedrooms (all with fitted wardrobes), and a bathroom with separate WC. Further features include an attached garage and a south-easterly facing rear garden.

The property is within easy reach of Wombourne village centre and its wide range of amenities, and is well placed for reputable local schooling, including Blakeley Heath Primary School, Westfield Primary School and Wombourne High School, all within walking distance.

Offered to market with no upward chain, this is an excellent opportunity to secure a well-located home with fantastic potential.

13 Oaks Drive, Wombourne, Wolverhampton, Staffordshire WV5 0LA

FRONT

A slab-paved driveway provides off-road parking and leads to the entrance porch, with gated side access on either side of the property providing direct access to the rear.

ENTRANCE PORCH

A large entrance porch featuring carpeted flooring, radiator, dual aspect windows, door into the living room and staircase to the first floor.

LIVING ROOM

28'5" x 11'11" (8.67 x 3.64)

A spacious 28.5ft living room with a defined dining area, featuring carpeted flooring, two radiators, coving to the ceiling, a gas fireplace with marble surround, and a ceiling rose to the dining area, with a rear-aspect window and door leading into the kitchen.

13 Oaks Drive, Wombourne, Wolverhampton, Staffordshire WV5 0LA

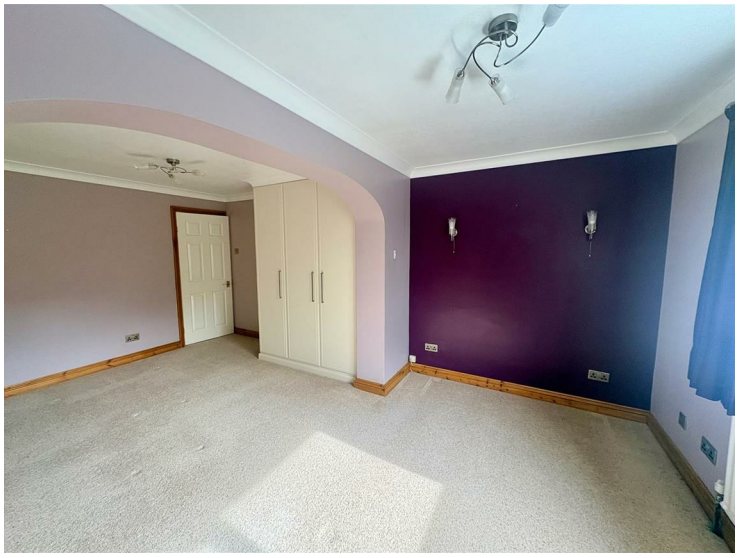
BREAKFAST KITCHEN
17'10" x 7'11" (5.45 x 2.43)

The breakfast kitchen is fitted with a range of wall and base units with laminate work surfaces and twin circular sinks. Integrated appliances include a gas hob with extractor hood over, alongside an electric oven, grill, and microwave. The space features tiled flooring, a rear-aspect window and a side door providing convenient external access. There is also ample room to accommodate a dining table, making it ideal for everyday family living.

LANDING
With carpeted flooring and doors leading to the bathroom, WC, and three bedrooms.

BEDROOM ONE
17'8" x 11'11" (5.39 x 3.64)

An exceptionally spacious principal bedroom featuring an array of fitted wardrobes with drawers, carpeted flooring, radiator, coving to the ceiling, and a rear-aspect window.



BEDROOM TWO
17'8" x 7'11" (5.39 x 2.43)

A generous second bedroom featuring carpeted flooring, coving to the ceiling, and an array of fitted wardrobes with shelving and overhead storage, with a rear-aspect window.

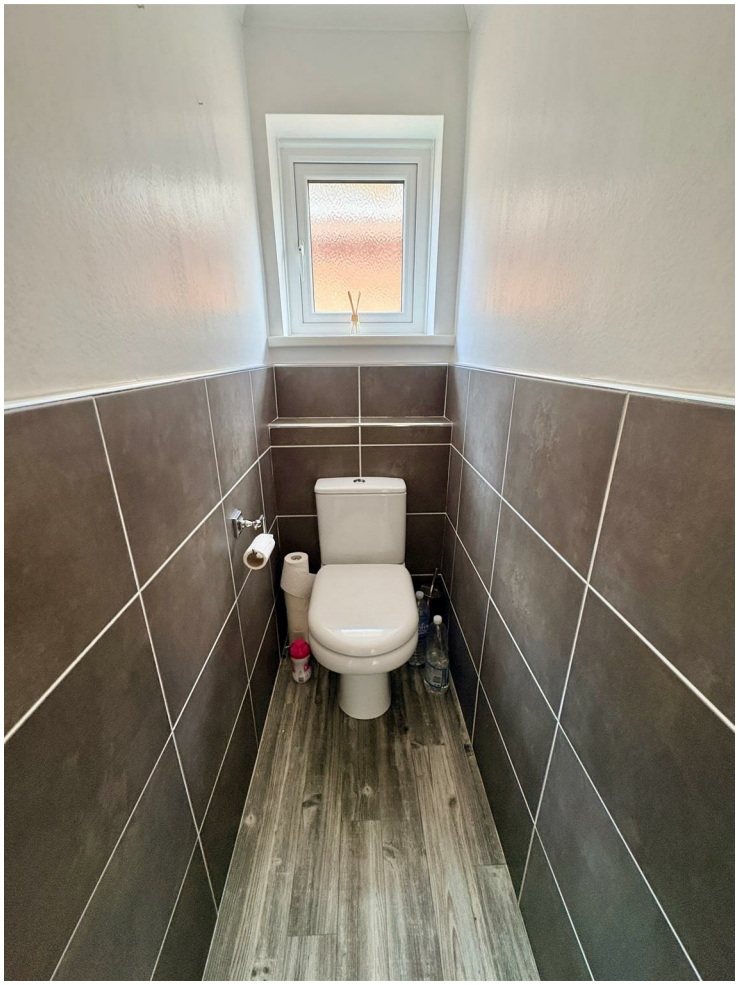
BEDROOM THREE
10'9" x 8'9" (3.28 x 2.69)

A third double bedroom with carpeted flooring, radiator, coving to the ceiling, large storage cupboard, fitted wardrobes, and a front-aspect window.

FAMILY BATHROOM
8'1" x 5'7" (2.48 x 1.71)

Featuring laminate flooring and fully tiled walls, a panel bath with shower over, a corner shower enclosure, a chrome heated towel rail, and a large vanity unit incorporating a hand wash basin, mirror, shelving, shaver socket, and inset lighting. With an obscure front-aspect window.

WC
5'0" x 3'0" (1.53 x 0.92)



Featuring laminate flooring, plain coving to the ceiling, a close coupled WC and an obscure window to the side-aspect.

REAR

A south-easterly facing garden with a patio area, lawn, garden shed, and external water tap.

GARAGE
Featuring an electric roller door, power sockets and fitted shelving.

COUNCIL TAX BAND D
South Staffs CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

VIEWING
By arrangement through Worthington Estates Codsall office (01902) 847 358.

TENURE
We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

SERVICES
We are informed by the vendor that all mains services are connected.

POSSESSION
Vacant possession will be given on completion.

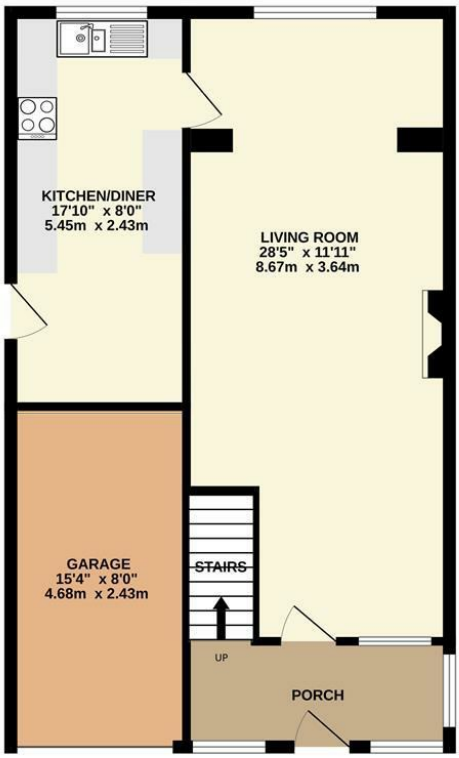
FIXTURES AND FITTINGS
Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

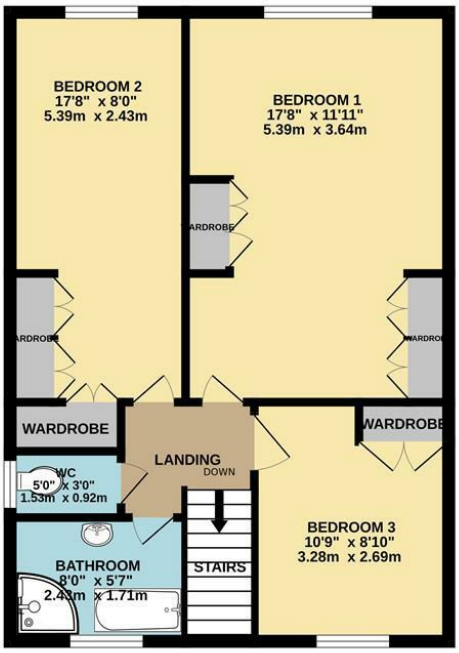
FREE MARKET APPRAISAL
If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

FLOOR PLANS
Where shown, the plan is for illustration purposes only and is not to scale.

GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.

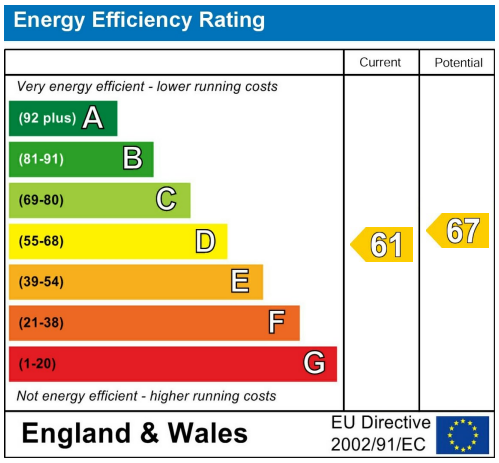


1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



94a Wolverhampton Road, Codsall, Wolverhampton, Staffordshire, WV8 1PE
Tel: 01902 847358 Email: enquiries@worthingtonestates.co.uk

The Property Ombudsman