



17 Oak Road, Brewood, Stafford, ST19 9HH

BERRIMAN
EATON

17 Oak Road, Brewood, Stafford, ST19 9HH

A recently refurbished and fully renovated semi-detached house standing close to the heart of a particularly sought after South Staffordshire village.

LOCATION

The property stands in a delightful situation on Oak Road close to its junction with Vicarage Road within easy walking distance of the village centre. Brewood provides a full complement of local facilities which are ideal for everyday needs with bus services running from the village centre.

The area is well served by schooling in both sectors with Brewood First and Middle Schools and St Dominics Grammar School being within the village itself.

DESCRIPTION

17 Oak Road is a well proportioned and well presented semi detached house which has recently been the subject of a comprehensive scheme of refurbishment and remodelling throughout.

The property has been rewired, replastered throughout, new kitchen and bathroom suites have been installed and the central heating is via electric radiators which can be app controlled and there is instant hot water to the basins in the kitchen and bathroom. The property is also double glazed and it stands behind a generous frontage with a delightful garden to the rear.

ACCOMMODATION

A double glazed front door opens into the HALL with LVT flooring, an understairs storage cupboard and a double glazed window to one side. The SITTING ROOM has two double glazed windows to the front, LVT flooring, an arched recess and a recessed fireplace with electric point. The DINING KITCHEN is well proportioned with a comprehensive range of gloss fronted wall and base mounted cabinetry with integrated appliances including an induction hob with a contemporary filtration unit above and built under electric oven, an integrated microwave, an integrated fridge, ample space for a breakfast table, a tall, shelved larder cupboard, two double glazed windows overlooking the rear garden and LVT flooring. A double glazed door opens into the SIDE HALL with a secondary, double glazed front door, a double glazed door to the garden, a large walk in store, a large walk in LAUNDRY with plumbing for a washing machine, fitted wall shelving and a double glazed rear window together with a CLOAKROOM with a white suite of WC and wash basin and a double glazed window.

A staircase from the hall rises to the first floor landing with a double glazed window to one side and access to the roof space. BEDROOM ONE is a large double room in size with integrated ceiling lighting and two double glazed windows to the front and BEDROOM TWO is also a double room in size with a double glazed window overlooking the rear garden and integrated ceiling lighting. The SHOWER ROOM has a well appointed, contemporary suite with a fully tiled shower, WC with concealed flush and wall hung vanity unit with wash basin with drawer beneath, tiled floor, part tiled walls, integrated ceiling lighting, a double glazed rear window, a backlit sensor mirror and a chrome towel rail radiator.

OUTSIDE

The property stands behind a wide frontage which is laid in tarmac providing ample off street parking. The REAR GARDEN has a large, Indian slate paved patio leading to the lawn beyond with closed panel, horizontal fencing helping to ensure privacy. There is an external cold water supply.

We are informed by the Vendors that mains water and drainage are connected and the heating is electric.

COUNCIL TAX BAND C – 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, Superfast and Ultrafast are available

Mobile date coverage is constantly changing, please use the property postcode and this link for the

most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

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 risk.

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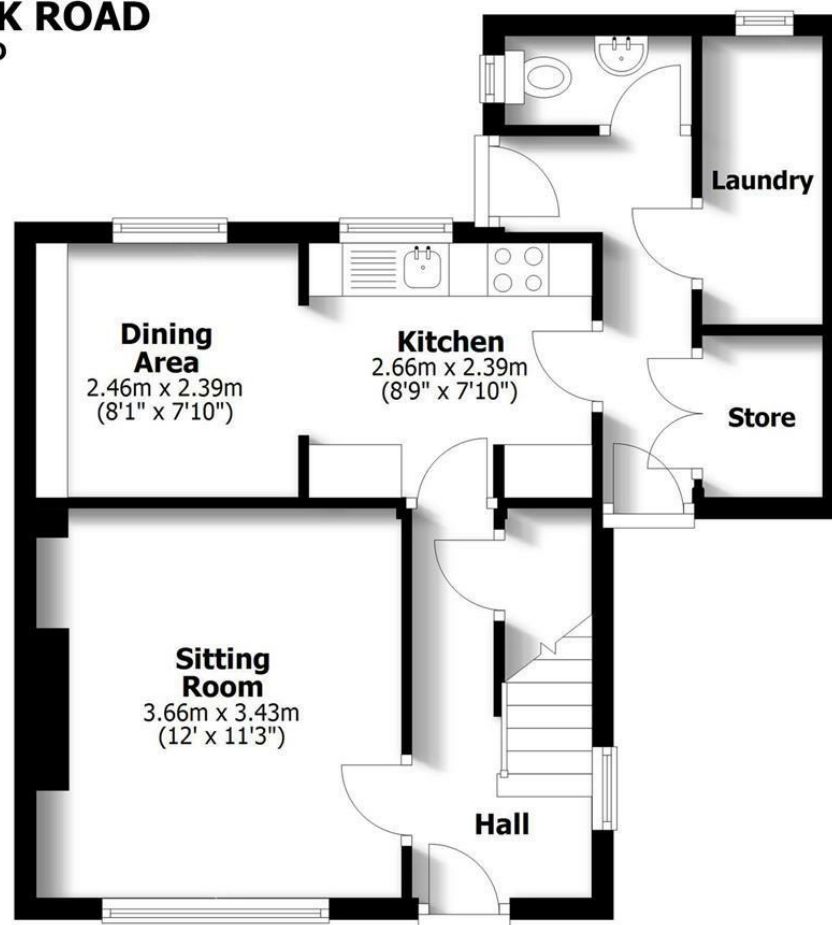
Offers Around
£269,950

EPC: E

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.



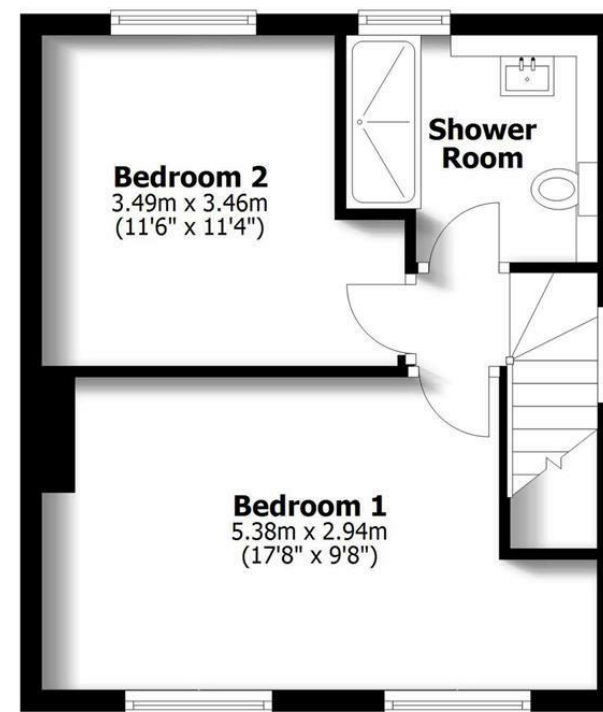
17 OAK ROAD BREWOOD



Ground Floor

TOTAL: 75.8sq.m. 816sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



First Floor

