



12 Oakleys, Brewood, Stafford, ST19 9EH

BERRIMAN
EATON

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A spacious four-bedroom detached home with well-proportioned accommodation. Located in a highly sought-after area with excellent access to amenities, schools, and transport links.

LOCATION

Oakleys is a popular address standing close to the centre of Brewood within easy walking distance of the wide ranging local facilities available within the village itself. There is easy travelling to the centres of both Wolverhampton and Stafford and communications are excellent with rail services running from Codsall Station with direct connections to Birmingham and the M54 facilitating fast access to Shrewsbury, Birmingham and beyond.

The area is well served by schooling in both sectors with Brewood First and Middle Schools and St Dominic's Grammar School being in the village itself, all of which are of high repute.

DESCRIPTION

12 Oakleys stands at the end of cul-de-sac in a quiet position. There is ample accommodation over both ground and first floors with the ground floor having two reception rooms, a kitchen, laundry and a cloakroom. There are four bedrooms and two shower rooms to the first floor.

There is a private garden to the rear and along with a drive and a double garage.

Whilst having been generally well maintained over the years the property would now benefit from a comprehensive scheme of refurbishment throughout.

ACCOMMODATION

A double glazed door opens into the PORCH with a double glazed window and a further door opening into the ENTRANCE HALL. The LOUNGE has a glazed bay window to the front, feature fireplace, wiring for wall lights and double doors opening into the DINING ROOM. The dining room has a glazed window and door to the rear. The KITCHEN has wall and base mounted units, a sink and drainer, integrated appliances including a microwave, dishwasher and hob. There is a double glazed rear window and a door to the LOBBY having a double glazed side door and GUEST CLOAKROOM with WC, a wash basin and a glazed side window. The LAUNDRY has space for washing machine and tumble dryer and a glazed side window.

Stairs with wooden balustrading rise to the first floor LANDING. The PRINCIPAL SUITE comprises a double room, fitted wardrobes and an ENSUITE SHOWER ROOM with a shower cubicle, vanity unit with a wash basin and a double glazed window. BEDROOM TWO is a double room with fitted wardrobes and a double glazed front window. BEDROOM THREE is also a double room comprising a vanity unit with a wash basin and cupboards and drawers beneath, a built in wardrobe and a double glazed rear window. BEDROOM FOUR also has a double glazed window to the rear. The BATHROOM has a panelled bath, wash basin, WC and a double glazed window to the rear elevation.

OUTSIDE

To the front the property has a block paved DRIVEWAY affording off street parking, a lawn area and a DOUBLE GARAGE providing ample storage space with electric light and power, Belfast sink, a wall mounted gas boiler and a window and door to the side. Gated side access leads to the mature REAR GARDEN with a paved patio and steps up to the shaped lawn with a garden pond, a range of shrubbery, stocked beds and borders.

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, Superfast and Ultrafast are available
Mobile data 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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01746 766499

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01902 326366

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Offers Around
£550,000

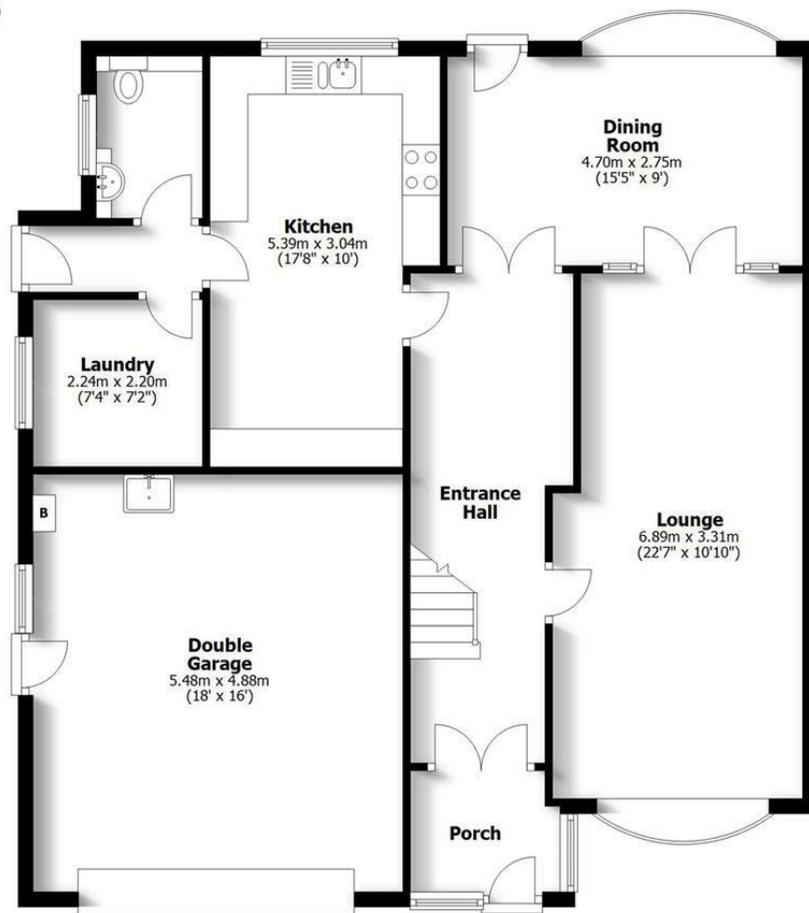
EPC:

www.berrimaneaton.co.uk

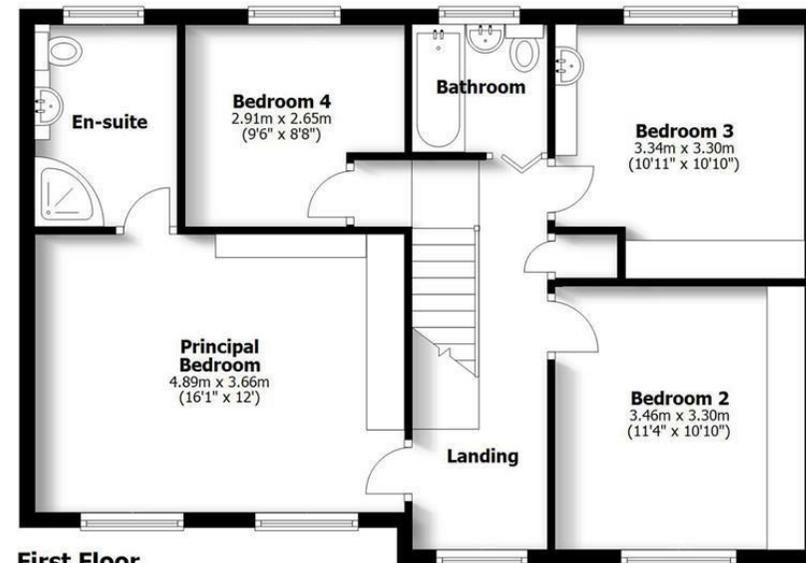
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



**12 OAKLEYS
BREWOOD**



Ground Floor



First Floor

HOUSE: 145.9sq.m. 1570sq.ft.
 GARAGE: 26.7sq.m. 287sq.ft.
TOTAL: 172.6sq.m. 1857sq.ft.

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

