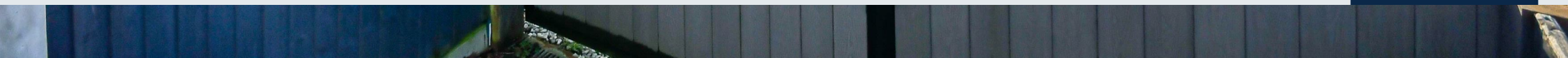


The School House, Gospel Ash Road, Bobbington, Stourbridge, West Midlands, DY7 5EF

BERRIMAN EATON



The School House, Gospel Ash Road, Bobbington, Stourbridge, West Midlands, DY7 5EF

Having undergone a comprehensive scheme of refurbishment, The School House offers modern day living with an open plan live in kitchen offering a range of fitted appliances, vertical radiators and bi-fold doors. There is a newly fitted contemporary bathroom along with quality laid carpets, Amtico flooring, stylish decoration and UPVC windows throughout.

EPC : F
WOMBOURNE OFFICE

LOCATION

Bobbington is a delightful South Staffordshire village with it's own Primary School and Church. There are several good eatery pubs and the local Halfpenny Green Vineyard also within the immediate area. Of particular note is the airfield for light aircrafts and Highgate Common for miles of walking, cycling and riding. There are also three highly regarded golf courses near-by with good road networks: the A449, A458 and A454, making it fairly equal distance between Stourbridge, Bridgnorth and Wolverhampton. A full range of shopping and amenities can be found near-by in the village of Wombourne.

ACCOMMODATION

Having undergone a comprehensive scheme of refurbishment, The School House offers modern day living with an open plan live in kitchen offering a range of fitted appliances, vertical radiators and bi-fold doors. There is a newly fitted contemporary bathroom along with quality laid carpets, Amtico flooring, stylish decoration and UPVC windows throughout.

Entering the RECEPTION HALL laid with Amtico flooring, stairs with glass and wooden balustrade rise to the first floor. Full height glazed windows to the front and doors leading off to: LOUNGE having a walk in bay window and feature electric fire set within a surround. The impressive OPEN PLAN LIVE IN KITCHEN enjoys an abundance of natural light with bi-fold doors that open out to connect to the outside terrace creating a wonderful entertaining space during the summer months. The floor is laid with Amtico through into the KITCHEN area which offers a range of high gloss base and wall cupboards, sink unit, Quartz work tops, fitted display shelving and a selection of built in appliances to include a dishwasher, induction ceramic hob with extractor hood above, double oven and microwave, warming draw and fridge/freezer. Accessed from the hall the current owner has created a very useful UTILITY/BOOT ROOM with a GUEST WC. Fitted with a selection of high gloss units, work tops, inset sink unit along with provision for a washing machine and tumble dryer with a side door.

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Stairs from the hall rise to the FIRST FLOOR LANDING with a fitted storage cupboard. The MASTER BEDROOM features a walk in bay window to the front elevation with the second GUEST DOUBLE BEDROOM enjoying elevated views to the rear across the airfield with a THIRD BEDROOM also enjoying views to the rear. There is a contemporary fully tiled bathroom comprising a bath with shower over, heated towel rail, large wash hand basin with fitted vanity cupboards and wall mounted mirror cabinet, along with a fully tiled SEPARATE WC.

OUTSIDE

Approached off Gospel Ash Road, a gated driveway provides generous private parking and turning space with a lawned foregarden and DETACHED DOUBLE GRAGE having remote controlled roller shutter doors and pedestrian door to the side. Screened by a hedge boundary giving a high degree of privacy the rear garden is mainly laid to lawn with planted borders enjoying an open aspect with views across the airfield and beyond. A large paved patio has been added extending off the live in kitchen for outdoor entertaining and alfresco dining.

SERVICES:

We are advised by our client that mains water, electricity and private drainage are connected. LPG gas central heating. Verification should be obtained by your solicitor.

PLANNING

Previous planning permission reference: 14/00836/FUL more recent planning reference: 20/00273/FUL

TENURE:

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

LOCAL AUTHORITY:

South Staffordshire DC.

FIXTURES AND FITTINGS;

By separate negotiation.

DIRECTIONS:

Leaving Bridgnorth heading out on the (A454) Wolverhampton Road. After passing through Hilton at the next island take the third exit towards Dudley (B4176). Continue straight passing the Woodman public house on you right, then fork off to the right to Upper Aston. Follow that road along, at the junction continue straight over to the next T junction with the Royal Oak public house opposite. Take a right then first left into Gospel Ash Road where the property is located a short distance along on the right hand side.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
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Lettings Office
01902 749974
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Wombourne Office
01902 326366
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www.berrimaneaton.co.uk

Offers In The Region Of
£670,000

EPC: F

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.

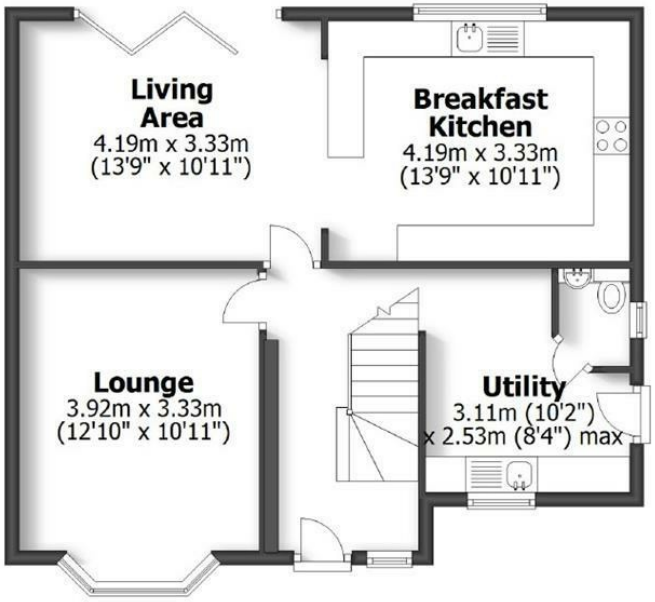




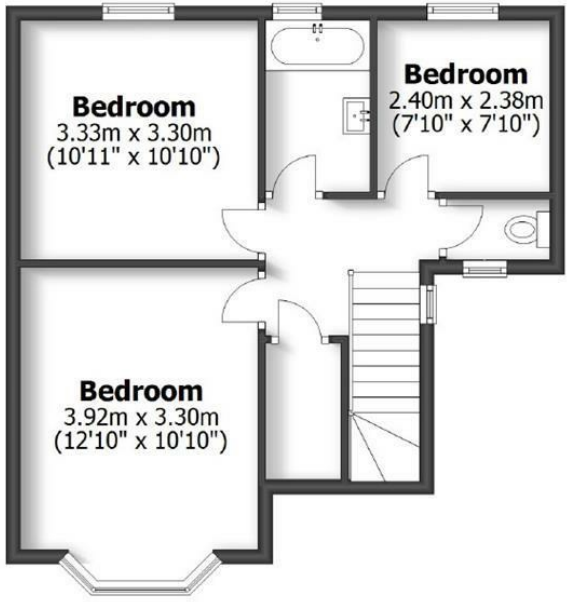

THE SCHOOL HOUSE
BOBBINGTON

HOUSE:	105.0sq.m.	1130.4sq.ft.
GARAGE:	30.3sq.m.	325.9sq.ft.
TOTAL:	**135.3sq.m.**	**1456.3sq.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

