The Field House, 103 Six Ashes Road, Bobbington, Stourbridge, Staffordshire, DY7 5EA

BERRIMAN EATON



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Six Ashes Road is an executive style four bedroom detached family home, with planning permission to extend to 5 bedroom, idyllically situated at the furthermost end of an exclusive small select development by David Payne Homes on the fringe of this very popular semi-rural village.
(WOMBOURNE OFFICE)

LOCATION
Bobbington is a small semi rural village South West of Wolverhampton city centre, between the villages of Wombourne and Kinver in the County of South Staffordshire. The village itself has a local pub/hotel, Church and primary school with access to numerous countryside walks and bridleways across Highgate Common. The popular village of Bobbington is also well placed for Wombourne, Bridgnorth, Wolverhampton and Stourbridge. Wolverhampton City Airport (Halfpenny Green) is just a short drive away together with Enville Golf Club, Highgate Common, the famous local vineyard and good local pubs for dining and relaxation.

DESCRIPTION
Six Ashes Road is an executive style four bedroom detached family home, with planning to extend to 5 bedroom, idyllically situated at the furthermost end of an exclusive small select development by David Payne Homes on the fringe of this very popular semi-rural village. The property affords outstanding and spacious family accommodation enjoying excellent views over adjacent open fields with a double garage and ample parking for at least three vehicles and an enclosed landscaped rear garden. The property briefly comprises of home office, extended dining kitchen with trifold doors on to courtyard for alfresco dinning, family snug, large living room with views across the fields and rear garden and downstairs cloakroom/wc to the ground floor. To the first floor there are four generous double bedrooms with an en-suite to the principal bedroom and a modern family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION
A large ENTRANCE HALLWAY having a composite door with opaque inserts and side panels, the staircase rises to the first floor landing with wooden balustrades, radiator, Karndean flooring, understairs storage and downstairs CLOAKROOM which has a low level W.C., vanity wash hand basin with splash back, radiator and extractor. The LIVING ROOM has a double glazed walk-in bay window to the front elevation, double glazed window to the side overlooking the fields and double glazed French doors onto the rear garden. There are two radiators, coved ceiling and a log burner with tiled hearth. The study has a double glazed window to the front elevation, radiator and coved ceiling. The SITTING ROOM has a double glazed window to the rear, radiator and coved ceiling. The KITCHEN/DINING ROOM is fitted with a range of high quality wall and base units with complementary work surfaces, inset 1½ bowl sink unit with mixer tap, space for a large Rangemaster with fitted chimney extractor above, integrated dishwasher, space for a recessed microwave, spotlights, tiled floor, two double glazed windows to the rear, double glazed door to the rear with matching side window and bi-fold doors onto the garden. The DINING AREA has a radiator and door to the garage. The DOUBLE GARAGE has been fitted with a LAUNDRY AREA having wall and base units with fitted worksurface, single drainer sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, strip light and elevating door.

The staircase rises to the first floor LANDING having AIRING CUPBOARD with fitted shelving and loft access. The BATHROOM is fitted with a contemporary white suite comprising panelled bath, walk-in glazed shower cubicle, low level W.C., pedestal wash hand basin, part tiled walls, radiator and double glazed opaque window to the rear elevation. The PRINCIPAL BEDROOM has a range of fitted bedroom furniture including wardrobes with overhead storage, bedside tables and drawers. There is a radiator and double glazed windows to the front and side providing scenic views of the surrounding fields. The EN-SUITE has a walk-in shower cubicle, vanity wash hand basin, low level W.C., chrome heated ladder towel rail, part tiled walls, spotlights and double glazed opaque window to the front elevation. BEDROOM 2 has a range of fitted furniture including wardrobes, dressing table, sweetheart seat with drawers, radiator double glazed window to the front elevation. BEDROOM 3 has double glazed window to the rear elevation and radiator. BEDROOM 4 has a radiator and double glazed window to the rear elevation.

OUTSIDE
The property occupies a corner position on a private road of only four detached David Payne homes and has a block paved driveway in a herringbone style providing off road parking for several vehicles and gives access to the garage and flanked by lawned foregarden. The is a gated side entrance giving access to the rear garden which has a paved patio area and a large lawn with decorative gravelled pathway to pergolla and edged with herbaceous borders and enclosed by a fence and overlooking fields. There is lighting and power. There is an additional side patio area.

TENURE
FREEHOLD

SERVICES
We are informed by the Vendors that all main services are installed.

COUNCIL TAX
BAND F – South Staffordshire DC

POSSESSION
Vacant possession will be given on completion.

VIEWING
Please contact the Wombourne office.

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01902 747744
tettenhall@berrimaneaton.co.uk

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01746 766499
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Wombourne Office
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Offers In The Region Of
£699,000

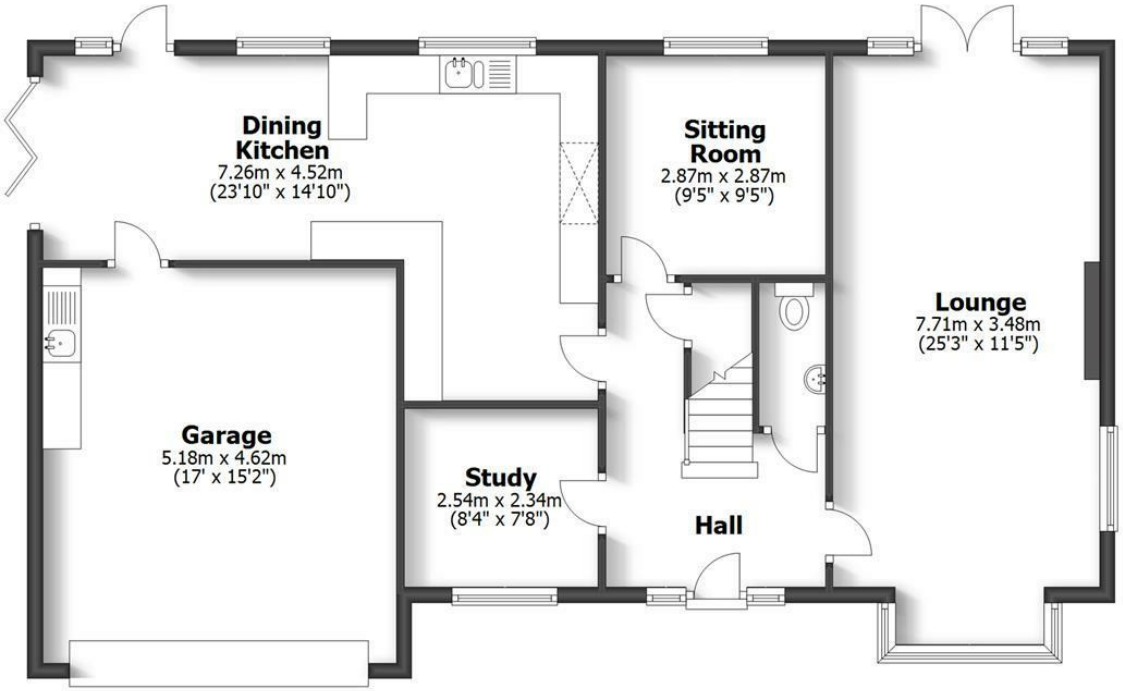
EPC: E

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.

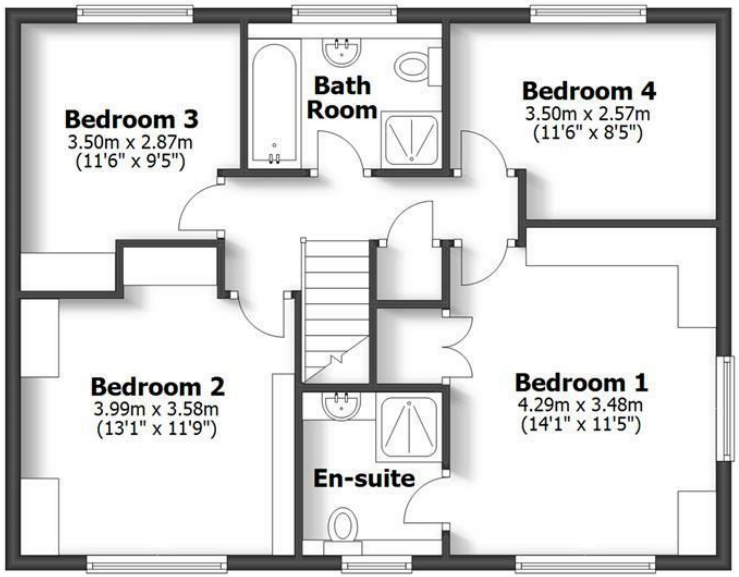
103 SIX ASHES ROAD
BOBBINGTON

HOUSE:	140.6sq.m.	1514sq.ft.
GARAGE:	23.9sq.m.	257sq.ft.
TOTAL:	**164.5sq.m.**	**1771sq.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

















