



Blacklands, Six Ashes Road, Bobbington, Stourbridge, DY7 5DP

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This gracious eight bedroom detached residence with views is set within approximately 2.3 acres of landscaped grounds and adjoining paddock, outdoor swimming pool and a detached double garage with gym and shower room.

Wombourne - 4 miles, Bridgnorth - 9 miles, Telford - 15 miles, Stourbridge - 8 miles, Wolverhampton - 9 miles
Birmingham - 19 miles. (All distances are approximate).

LOCATION

Amidst South Staffordshire countryside, the property is located on the fringe of Bobbington village where there is a Church, The Red Lion Pub/Hotel and an excellent primary school. The paddocks to the rear border Wolverhampton Business Airport and there are good road links to the West Midland conurbation. Local shopping is available from a nearby Sainsbury's, a full range of amenities in Wombourne and the local Vineyard with tearoom and craft centre.

ACCOMMODATION

A Georgian farmhouse of generous proportions having a high degree of privacy in this sought after location. Modernised to a good standard, the living accommodation is flexible with a potential self-contained annexe adjoining the main house. The grounds extend to gardens with paddocks beyond. Having lovely views over surrounding countryside, the property is entered via the rear into a large reception RECEPTION HALL/BOOTROOM leading to; A LARGE FAMILY SITTING ROOM with a log burner, further DRAWING ROOM with a feature fire surround and inset gas fire, FAMILY ROOM/STUDY is accessed off the sitting room and a FABULOUS BREAKFAST KITCHEN which creates the hub of the house and comprises of a range of built-in units with an oil fired AGA and a further gas cooker (bottled gas) together with a central work island. Further storage is situated in the DINING AREA and double doors open out on to the patio. A tiled floor links the dining and kitchen area. There is a ground floor UTILITY and CLOAKROOM with access through to the annexe.

On the first floor there are THREE DOUBLE BEDROOMS together with a SHOWER ROOM and SEPARATE BATHROOM. A further TWO DOUBLE BEDROOMS are situated to the front of the property with far reaching views over open countryside. The SECOND FLOOR leads to TWO FURTHER DOUBLE BEDROOMS and a SHOWER ROOM.

Linked to the ground and first floor accommodation is a large reception room with a spiral staircase to a landing area having a further DOUBLE BEDROOM, SHOWERROOM and access to the main first floor accommodation. This could be easily adapted to a self contained annexe.

OUTSIDE

The property is approached via a gravel driveway to the side with a pretty lawned area with shrubs and hedging which leads to the garaging. The delightful property is set within grounds which incorporate a patio/entertaining area flagged by a flower border and a superb swimming pool. Extensive lawns surround the pool with a range of ornamental trees, a raised vegetable bed and a decked sun terrace and dog kennel sit adjacent to the GARAGE BLOCK. This offers a double garage, glazed rear doors which open to the rear garden together with a GYM and SHOWER ROOM. A further paddock is situated to the rear and can be accessed through both the garden and from the driveway.

SERVICES:

We are advised by our client that mains water and electricity are connected to the property. Drainage to a septic tank. There is no mains gas connected. Verification should be obtained from your surveyor.

TENURE:

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

COUNCIL TAX:

South Staffordshire Council 01902 696664. Tax band: G.

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS:

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS:

From Wombourne village proceed out towards Bobbington on the B4176, passing Swindon Golf Club and The Vineyard on Tom Lane. On entering Halfpenny Green the road will continue onto Six Ashes Road. Continue past the Blakelands Country House on the left and Blacklands is located a short distance after that on the left handside.

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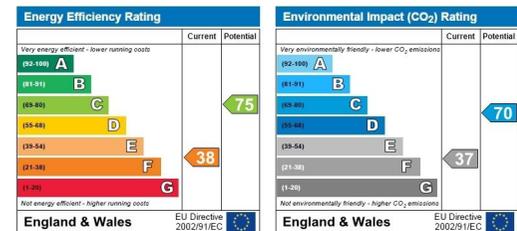
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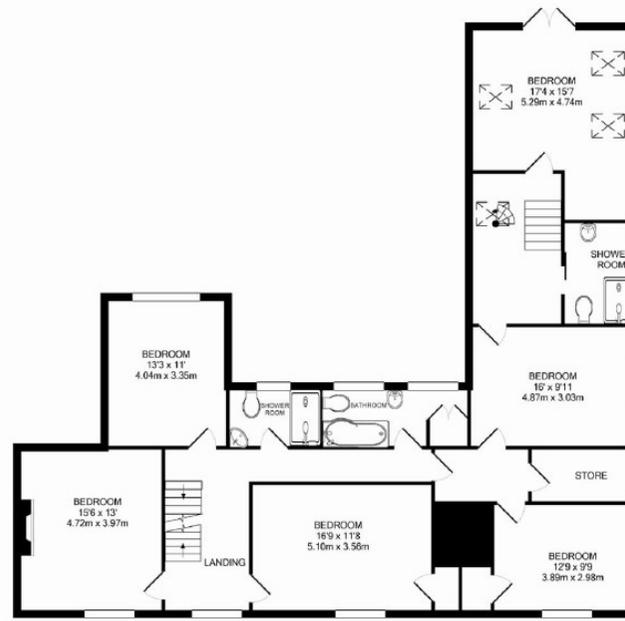
Offers around
£825,000



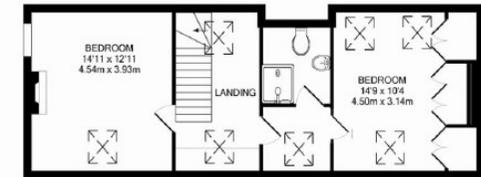
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



GROUND FLOOR



1ST FLOOR



2ND FLOOR



GARAGE BLOCK

BLACKLANDS

TOTAL APPROX. FLOOR AREA 3913 SQ.FT. (363.5 SQ.M.)

(Total Area excludes the garage block)

Measurements are approximate. Not to scale. Illustrative purposes only

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