



69 Oak Road, Brewood, Stafford, ST19 9HJ

BERRIMAN
EATON

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A well located semi detached family home providing well proportioned living accommodation close to the centre of a particularly highly regarded South Staffordshire village. The garage has been converted to provide Dog Grooming Facilities but could be utilised for a number of different purposes.

LOCATION

Oak Road stands in an established residential area close to the very heart of Brewood which is an historic South Staffordshire village with a picturesque centre set around an old market square. Brewood has a full complement of local shopping facilities which are more than ample for everyday needs and there is easy access to the further and more comprehensive facilities afforded by Codsall, Wolverhampton and Stafford.

The village has a thriving and active community and benefits from excellent schooling with a multitude of schools of high repute in both sectors being easily accessible with St Dominics Grammar School and Brewood First and Middle Schools being in the village itself.

DESCRIPTION

69 Oak Road is a well proportioned and well appointed family home with rooms of generous proportions over both ground and first floors. The house has a large lounge and good size kitchen to the ground floor together with a second reception room which could be a delightful sitting room or an ideal office for those wishing to work from home.

The house has been well maintained over the years and is well presented throughout and has fixtures and fittings of quality, neutral décor, gas fired central heating and double glazed windows.

ACCOMMODATION

An enclosed, double glazed PORCH with tiled floor has a composite front door opening into the HALL with stairs rising to the first floor. The LOUNGE is a light, through room with a double glazed window to the front together with double glazed French doors to the rear garden, LVT (luxury floor tiling) flooring, a decorative recessed fireplace with wiring for a wall mounted TV above, floor mounted storage cupboards either side of the fireplace with display shelving above, integrated ceiling lighting and ceiling coving. There is a SITTING ROOM / OFFICE with LVT flooring, ceiling coving and a double glazed window to the front and there is a DINING KITCHEN with a full range of wall and base mounted cabinetry with butchers block effect working surfaces, part tiling to the walls, tiled floor, a stainless steel four ring gas hob with stainless steel extraction chimney above and built under electric oven, plumbing for a dishwasher, plumbing for a washing machine, a stainless steel sink, a double glazed window overlooking the rear garden, an integrated fridge and freezer and a door into the CONSERVATORY which is fully double glazed with laminated flooring, French doors to the garden and a radiator helping to make the room useable all year round.

The staircase from the hall rises to the first floor landing which has access to the roof space and a linen cupboard with shelving and a wall mounted Ideal gas fired central heating boiler. BEDROOM ONE is a good double room in size with a light through aspect with double glazed windows to both the front and rear and laminated flooring. BEDROOM TWO is a good double room in size with integrated ceiling lighting, a built in wardrobe / cupboard and laminated flooring and BEDROOM THREE is also a good room in size with a double glazed window overlooking the rear garden. The BATHROOM has a well appointed, contemporary suite with a panelled bath with shower over, WC and pedestal basin, tiled floor and metro wall tiling and a light corner aspect with double glazed windows to the side and rear.

OUTSIDE

69 Oak Road stands behind a wide frontage which is paved providing ample off street parking for several vehicles.

The GARAGE has been converted and is now used as a dog grooming salon for Barks and Bubbles Holistic Dog Grooming Spa which is a versatile space which can be utilised for various different purposes including its current usage, leisure room, home office or gym.

To the rear of the house is a delightful GARDEN with a paved terrace to the rear of the property with decorative cast iron fencing leading to the shaped rear lawn with a paved, steppingstone path leading to a further paved terrace to the rear and a timber garden shed.

We are informed by the Vendors that all mains services are connected.
COUNCIL TAX BAND C – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£274,950

EPC:

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.



69 Oak Road
Brewood

HOUSE: 90.5sq.m. 974sq.ft.
GARAGE: 12.2sq.m. 131sq.ft.
TOTAL: 102.7sq.m. 1105sq.ft.

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



