



1 Oatlands Way, Perton, Wolverhampton, WV6 7XW

BERRIMAN  
EATON

# 1 Oatlands Way, Perton, Wolverhampton, WV6 7XW

A well presented two bedroom bungalow with ample off street parking and a garage to the rear.

## LOCATION

Oatlands Way stands within walking distance of the village centre, which is afforded by excellent facilities such as a supermarket, local shops, a café, village hall, and doctors' surgery. There is schooling in both sectors within easy reach and public transport is easily accessible by bus routes, with Codsall and Bilbrook train station also being a short distance away.

## DESCRIPTION

1 Oatlands Way sits in a corner plot on the corner of Oatlands Way and Leasowe Drive in a sought-after area of Perton. The property benefits from double glazing and gas central heating. There is ample parking to the front and a garage to the rear. There is flexibility of use with the current owners using the second bedroom as a reading room. The sale has the benefit of no upward chain.

## ACCOMMODATION

A double glazed composite door opens into the HALL with tiled flooring, coved ceiling, a useful cloaks and storage cupboard and access to the part boarded loft. The LOUNGE / DINING ROOM is a good size room with a double glazed and leaded bay window to the front, coved ceiling and a coal effect electric fire set in a stone surround with formal mantle. The KITCHEN has a range of cream fronted wall and base units with roll top working surface, tiled splash back, under cupboard lighting, a one and a half bowl sink and drainer with double glazed and leaded window over, space for a range style cooker with chimney style extractor fan above, integrated fridge freezer, plumbing for a washing machine, space for an integrated dishwasher and tiled flooring.

BEDROOM ONE is a good size double room with coved ceiling, a bank of fitted wardrobes and a double glazed patio door to the conservatory. BEDROOM TWO is being used as a reading room and has tiled floor, coved ceiling and a double glazed patio door to the CONSERVATORY with double glazed windows to three elevations, double glazed French doors to the garden, tiled floor and a radiator helping to make the room usable all year round. The SHOWER ROOM has a tiled shower cubicle, vanity unit with wash basin, WC, cupboards, tiled floor, tiled walls and a double glazed leaded window to the side.

## OUTSIDE

1 Oatlands Way sits in a corner plot behind a wide frontage with a DRIVEWAY laid in brick herringbone providing off road parking for several vehicles, there is a shaped lawn and shrubs to the boundary.

There is gated side access to either side of the property to the low maintenance REAR GARDEN which is predominantly paved with planted and flowering beds and borders. There is vehicular access from Oatlands Way to the rear of the garden which leads to the GARAGE with an up and over door, electric light and power.

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.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile – Ofcom checker shows two of the four main providers have likely coverage indoors with all four having likely coverage outdoors.  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

### 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](http://www.berrimaneaton.co.uk)

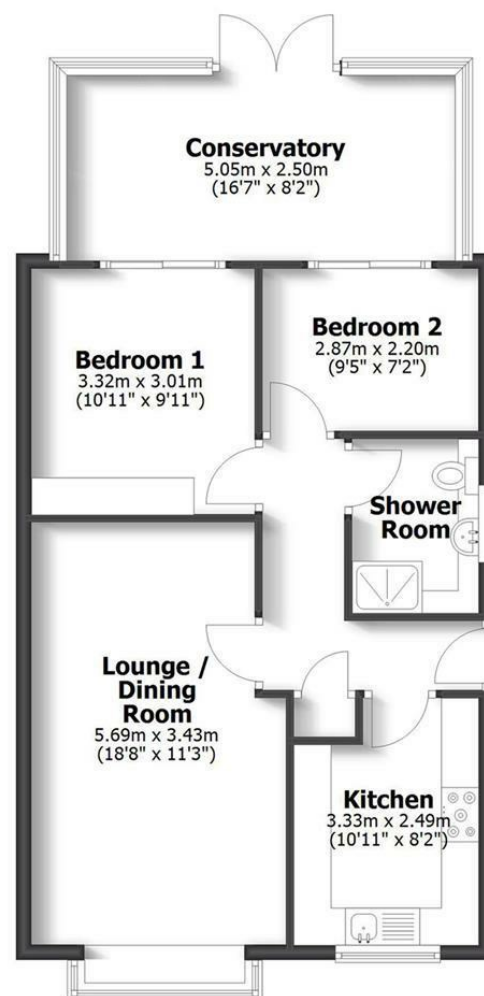
Offers Around  
£285,000

EPC: D

**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.



## 1 Oatlands Way Perton



**Ground Floor**

HOUSE: 68.4sq.m. 736sq.ft.  
GARAGE: 13.2sq.m. 142sq.ft.  
**TOTAL: 81.6sq.m. 878sq.ft.**

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

