65 Six Ashes Road, Bobbington, Stourbridge, South Staffordshire, DY7 5EA

BERRIMAN
EATON

# 65 Six Ashes Road, Bobbington, Stourbridge, South Staffordshire, DY7 5EA

Situated in the heart of this desirable village, the property is well proportioned currently providing three double bedrooms and offers excellent scope. With an adjoining garage and good sized garden to the rear, there is a large driveway and views to the rear.

EPC : F
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 opposite that is the heart of the community and trades as a restaurant and hotel with excellent food reviews. A Church and a primary school are also within walking distance with access to numerous countryside walks and bridleways. Bobbington is also well placed for Wombourne, Bridgnorth, Wolverhampton and Stourbridge providing more extensive facilities. Near-by are two golf courses, Highgate Common and the famous Halfpenny Green vineyard with its restaurant, craft village and shop selling local produce.

## ACCOMMODATION

The front door opens into the entrance hall with stairs off to the first floor and cloaks cupboard. The L-shaped living room provides a good space incorporating a sitting area with open fire and a separate dining area with a large window to the front elevation. Leading off is the kitchen fitted with matching base and wall cabinets, work tops over, sink, cooker and provision for washing machine. There is a pantry cupboard and back door giving access to the garden. A separate dining room provides a versatile space which could accommodate a fourth ground floor bedroom or home office with a window looking out to the garden. A ground floor bathroom comprises a bath, hand basin, WC and an airing cupboard.

Stairs from the hall rise to the first floor landing with a large store cupboard and doors off to the three double bedrooms all of which benefit from built in wardrobe space.

## OUTSIDE

Set back behind a long tarmac driveway with lawned foregarden, the property offers good off road parking with an adjoining single garage. The southerly rear garden is well established having patio terraces and lawned gardens with well stocked planted borders and mature trees enclosed by a fence boundary.

## TENURE

We are advised by our client the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your Solicitor.

## SERVICES

We are advised mains water, drainage and electricity are connected. Verification should be obtained from your surveyor.

## COUNCIL TAX

South Staffordshire Council.
Tax Band: E.
https://www.gov.uk/council-tax-bands

## VIEWING ARRANGEMENTS

Strictly by appointment only, please contact the BRIDGNORTH OFFICE.

## FIXTURES AND FITTINGS

By separate negotiation.


**Tettenhall Office**
01902 747744
tettenhall@berrimaneaton.co.uk

**Bridgnorth Office**
01746 766499
bridgnorth@berrimaneaton.co.uk

**Lettings Office**
01902 749974
lettings@berrimaneaton.co.uk

**Wombourne Office**
01902 326366
wombourne@berrimaneaton.co.uk

**www.berrimaneaton.co.uk**


Offers In The Region Of
£325,000

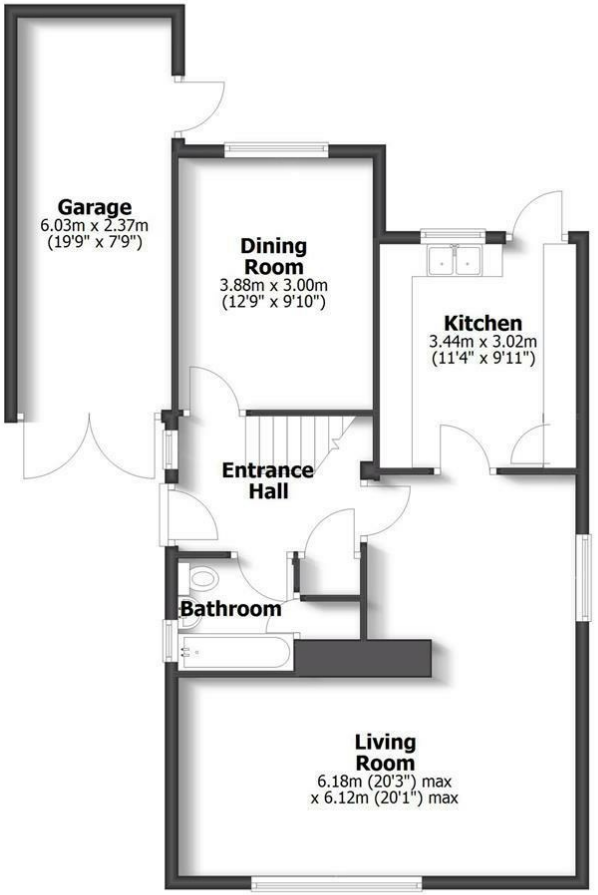
EPC: F


**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.

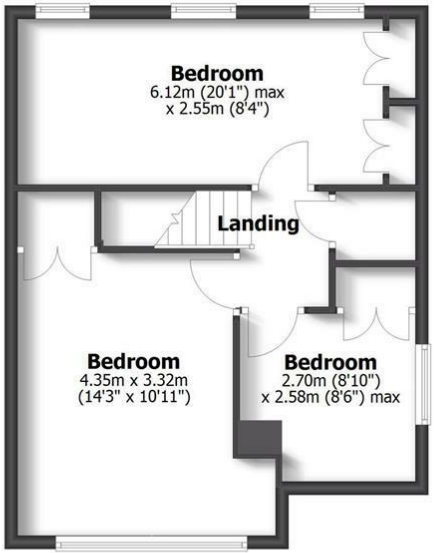
# 65 SIX ASHES ROAD
**BOBBINGTON**

| | | |
|---|---|---|
| HOUSE: | 110.3sq.m. | 1,187.6sq.ft. |
| GARAGE: | 14.3sq.m. | 153.9sq.ft. |
| **TOTAL:** | **124.6sq.m.** | **1,341.5sq.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**