The Oaklands, 15 Kiddemore Green Road, Brewood, Stafford, ST19 9BQ

BERRIMAN
EATON

The Oaklands, 15 Kiddemore Green Road, Brewood, Stafford, ST19 9BQ

An attractive, Edwardian residence providing extensive accommodation on the fringes of a sought after South Staffordshire village and which benefits from extensive gardens of just under a third of an acre in total

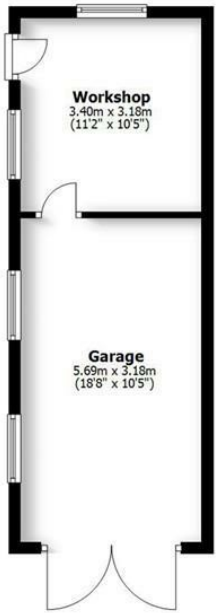
THE OAKLANDS

15 KIDDEMORE GREEN ROAD, BREWOOD

HOUSE:	209.6sq.m.	2256sq.ft.
GARAGE:	29.2sq.m.	315sq.ft.
TOTAL:	**238.8sq.m.**	**2571sq.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

LOCATION

15 Kiddemore Green Road stands on the fringes of a highly regarded and much respected South Staffordshire village which has a delightful centre being set around an old market square with a full complement of local facilities. The further, more extensive facilities afforded by Wolverhampton, Telford and Stafford are all within easy reach and the area is particularly well served by schooling in both sectors with Brewood First and Middle Schools, St. Dominic's Grammar School being situated in the village itself with several other major schools having coach services running from Brewood. Rail services run from Codsall with direct connections to Shrewsbury and Birmingham and the M54 facilitates fast access to Birmingham and beyond.

DESCRIPTION

The Oaklands is a fine, period residence which is believed to have been built in 1910 with substantial, later extensions. There is an impressive array of living areas to the ground floor affording flexibility of use to suit individual buyers requirements together with ample bedroom and bathroom provision to the first floor.

The house stands in a large plot of just under a third of an acre in total and stands back from the road behind a gravelled frontage and driveway. There is a detached garage and a large rear lawn with delightful views over open countryside to the rear.

The house has been well maintained over the years and benefits from double glazing and gas fired central heating.

ACCOMMODATION

An open, timber framed PORCH has a front door which opens into the HALL with Minton floor tiling. The LOUNGE has a light, through aspect with windows to both the front and rear, polished wooden flooring and an open fireplace with oak chimney piece, ceiling cornice and picture rail. There is a walk through STUDY with exposed brick chimney piece and cast iron wood burning stove with cupboards to one side and French doors to the garden. The DINING ROOM has polished wooden flooring, a fireplace with exposed brick back and wooden mantle piece, ceiling cornice and picture rail. The BREAKFAST KITCHEN is a well proportioned room in size with a full range of wall and base mounted cupboards, a five ring gas hob with extraction chimney above, a built in double electric oven, an integrated microwave and dishwasher, an American style fridge freezer housing unit with a side hall having decorative, arched windows with a beautiful outlook to the rear. There is a LAUNDRY and an adjoining GUEST CLOAKROOM. The FAMILY ROOM is a useful extra living space with a secondary door to the front, windows to both the front and rear, laminate flooring and integrated ceiling lighting.

A staircase with turned balustrading rises from the hall to the first floor split level landing. the PRINCIPAL SUITE has a large double bedroom with French doors and windows opening onto a timber decked balcony with wrought iron balustrading and fine views, ceiling coving and mouldings and a door to the DRESSING ROOM which has a comprehensive range of fitted wardrobes, chests of drawers and knee hole dressing table together with a door to the BATHROOM with a full suite with a tile panelled air bath, separate fully tiled shower, pedestal basin and WC, tiled floor, part tiled walls, integrated ceiling lighting and two chrome towel rail radiators. There are THREE FURTHER GOOD SIZED BEDROOMS, two of which have fitted wardrobes and a SHOWER ROOM with a well appointed suite with a fully tiled shower, vanity unit with wash basin with cupboard and drawers beneath and cupboards above, WC, tiled floor and walls and an airing cupboard with pressurised hot water cylinder and slatted shelving.

OUTSIDE

The Oaklands stands back from Kiddemore Green Road behind wrought iron fencing and gates. There is a gravelled forecourt and DRIVEWAY providing ample off street parking and a detached GARAGE with electric light and power and a WORKSHOP / OFFICE / STORE to the rear.

The REAR GARDEN is a particular feature of the house with a patio with gazebo over, a large shaped lawn with a central pond with water feature and a timber decked terrace, well stocked beds and borders and a delightful open aspect to the rear. There are two garden sheds.

There is a total plot size of approximately 0.32 acres in total.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND G – 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 and Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: https://www.ofcom.org.uk/mobile-coverage-checker
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low risk.

Offers Around £855,000 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.

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