

Oak View, 22 Horsebrook Lane, Brewood, ST19 9EF

BERRIMAN
EATON

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A superbly located and well appointed three bedroom, adapted bungalow in an excellent plot on the fringes of a highly regarded village.

LOCATION

The properties stand in a highly regarded address on the fringes of the much respected South Staffordshire village of Brewood and is within walking distance of the wide ranging local facilities available within the village itself. There is easy travelling to the centres of both Wolverhampton and Stafford and communications are excellent with Codsall Train Station providing direct services to Birmingham and Shrewsbury and the M54 being easily accessible facilitating fast access to Shrewsbury, Birmingham and beyond.

The area is well served by schooling in both sectors with Brewood First and Middle Schools and St Dominics Grammar School being in the village itself, all of which are of high repute, and there are many other schools in both sectors within easy travelling distance.

DESCRIPTION

The residence stands well back from Horsebrook Lane and is approached over a private drive serving just two other properties and Banff Lodge next door (which is available by separate negotiation).

The property is appointed to an excellent standard and has appointments of excellent quality throughout which includes double glazing and gas fired central heating.

There is currently a lodge on the site which can either be purchased by separate negotiation or can be removed before completion.

ACCOMMODATION

Oak View is a substantial bungalow with a composite front door opening into the HALL with laminated flooring and a GUEST CLOAKROOM with WC and pedestal basin. The hall opens out into an open plan DINING AREA with a window to the front, integrated ceiling lighting and an open doorway into a FAMILY ROOM with laminated flooring and integrated ceiling lighting. Double doors open into the SITTING ROOM with laminated flooring and two pairs of French doors opening onto the rear patio together with double doors opening into the LEISURE ROOM / GARDEN ROOM with windows and French doors to the rear terrace and laminated flooring. Double doors from this room open into the OFFICE which is an ideal space for those wishing to work from home with laminated flooring and a side window. The KITCHEN has a range of contemporary, gloss fronted cabinetry with a stainless steel five ring gas hob with built under electric oven and Bosch extractor unit above, integrated dishwasher, an integrated fridge and freezer, laminated flooring, integrated ceiling lighting and an adjoining LAUNDRY with fitted cupboards, a corner aspect and an external side door.

The PRINCIPAL SUITE is of an excellent size with a walk through DRESSING ROOM with fitted wardrobes opening into the double bedroom, with French doors to the garden, and laminated flooring throughout and an over sized EN-SUITE BATHROOM. BEDROOM TWO has laminated flooring, a window to the front, a wide bank of fitted wardrobes together with coordinating chests of drawers. BEDROOM THREE is also a double room in size with a window to the side, fitted wardrobes and laminated flooring. The HOUSE SHOWER ROOM has fully tiled corner shower, WC, pedestal basin, part tiled walls and tiled floor.

OUTSIDE

The property is approached over a shared drive serving just these houses and two further bungalows and Banff Lodge. There is ample parking to Oak View with a DRIVEWAY laid in both brick paviours and tarmacadam together with a separate, gravelled DRIVEWAY.

Oak View has a substantial terrace laid in brick paviours to the side and rear providing excellent outside seating areas together with an open sided timber GAZEBO a small area of artificial lawn and well stocked beds and borders. There is a timber garden shed and there are areas laid in artificial lawn together with terracing and there is also a timber SUMMER HOUSE.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – 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.

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01902 326366
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www.berrimaneaton.co.uk

Offers Around
£699,950

EPC: C

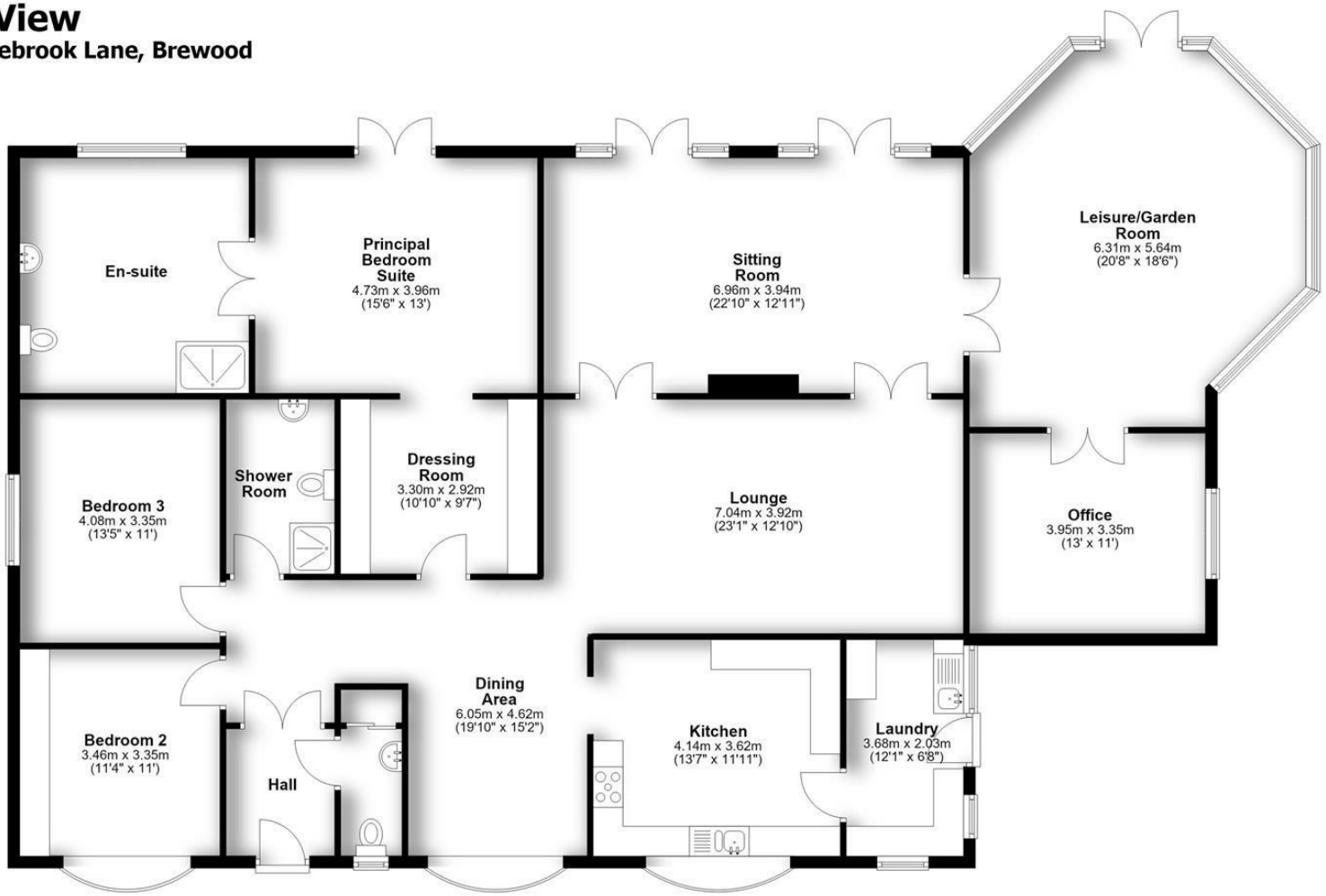
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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






Oak View

22 Horsebrook Lane, Brewood



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TOTAL: 231.5sq.m. 2492sq.ft.

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







