



Bartlams.

8 Six Ashes Road, Bobbington - DY7 5DD
£450,000

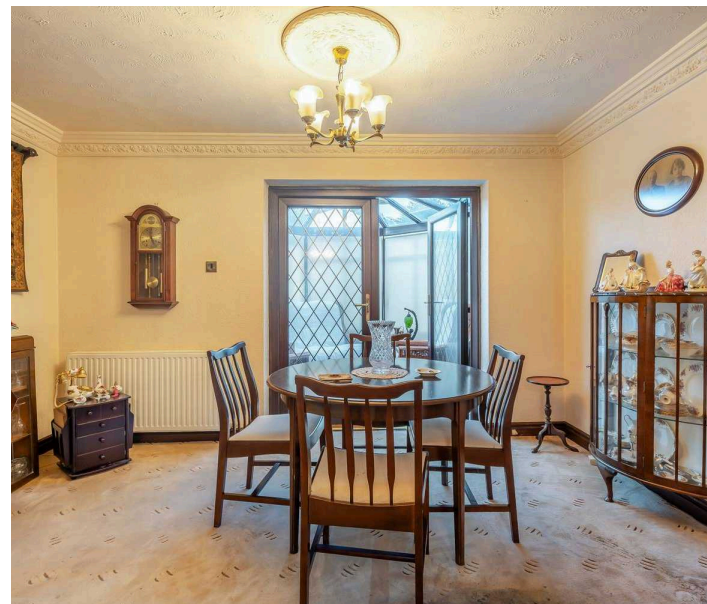


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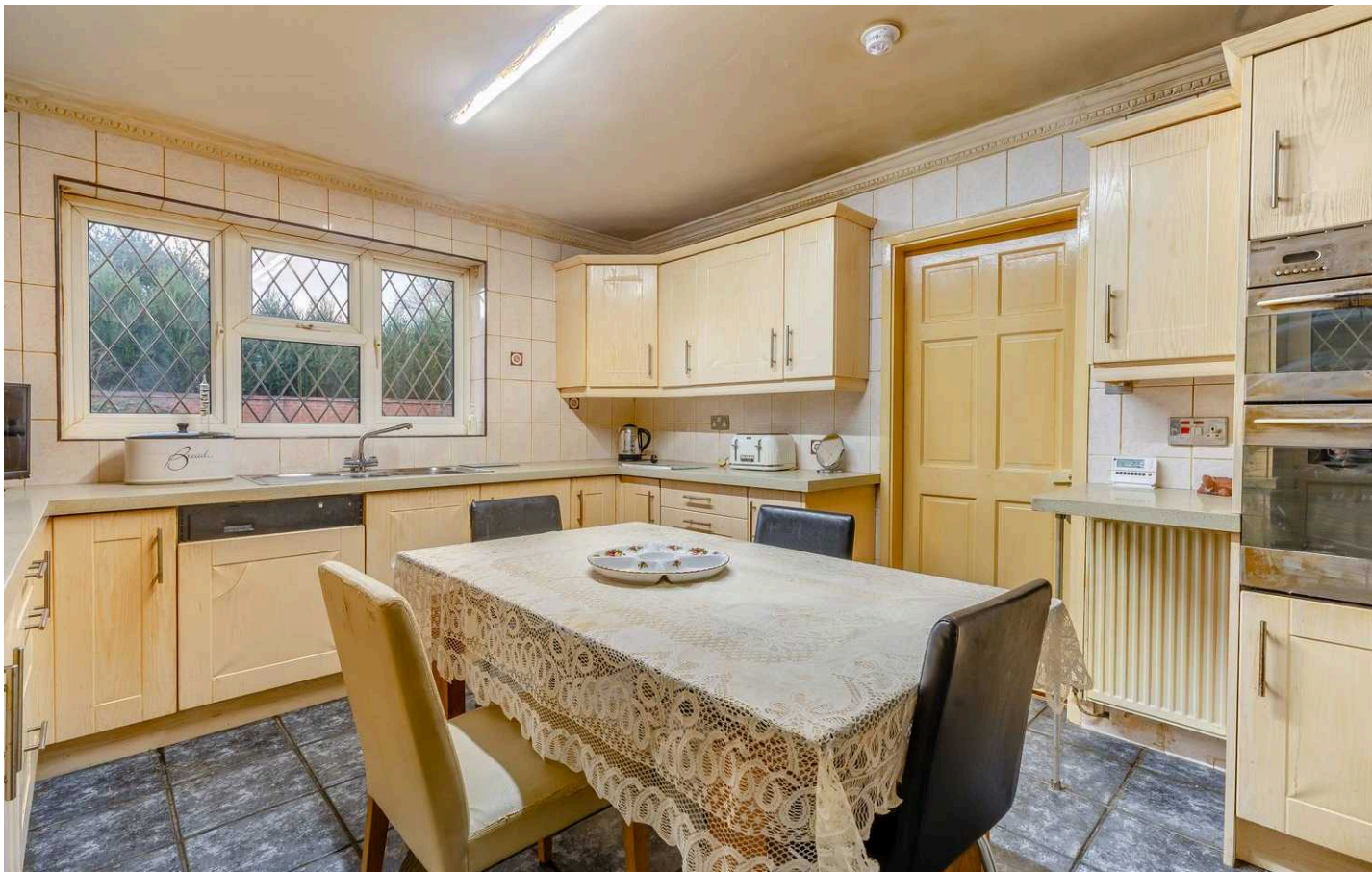
Bobbington, Stourbridge

Escape to the Country! Delightfully situated in this popular South Staffordshire village, this well-proportioned four-bedroom detached house enjoys a substantial plot with a large driveway and double garage. Despite its semi-rural setting, it is just five miles from Wombourne village, where a comprehensive range of amenities can be found. In need of modernisation, the property offers fantastic potential to become the perfect family home.

Step inside this spacious property to find an entrance hall with a convenient guest WC featuring a wash hand basin. The through living room benefits from a large bay window to the front, allowing plenty of natural light, and leads to a dining area to the rear, conveniently positioned next to the kitchen and with French doors opening into the conservatory. The fully double-glazed conservatory overlooks the garden, offering a pleasant aspect. The generously sized kitchen provides a wide range of wall and base units, a one-and-a-half sink with drainer, an electric double oven, an integrated dishwasher, and access to both a utility room and the rear garden. The utility room includes additional work surfaces and another sink with drainer for added convenience.



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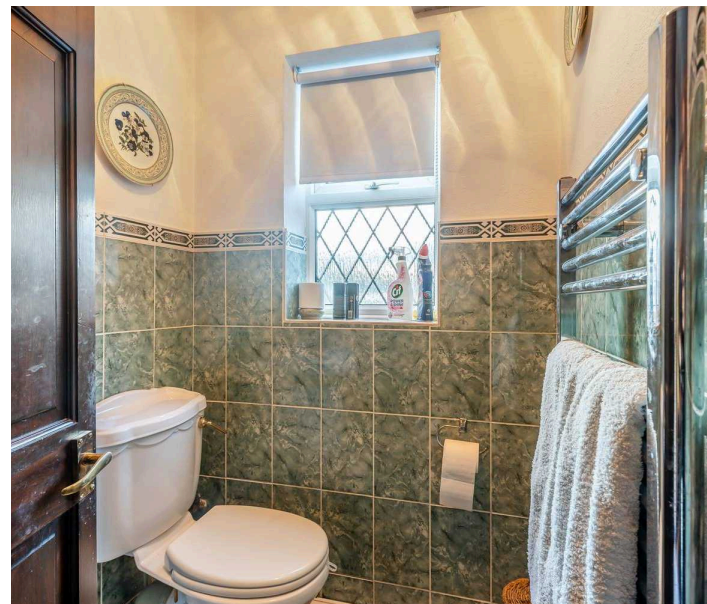
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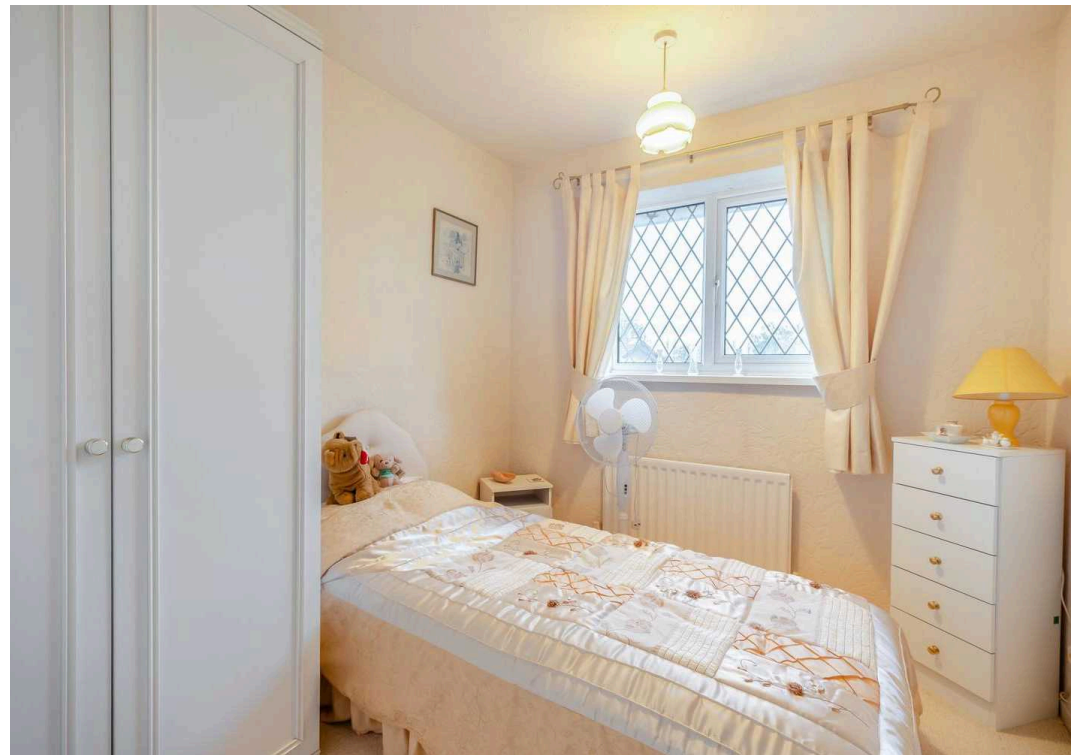
Upstairs, the accommodation includes four well-proportioned bedrooms. The principal bedroom benefits from a spacious en-suite with a Jacuzzi bathtub, WC, and wash hand basin. The remaining three bedrooms are all situated at the rear, offering lovely views of the garden. An L-shaped family bathroom completes the first floor, featuring a bath, walk-in shower, WC, bidet, and wash hand basin.

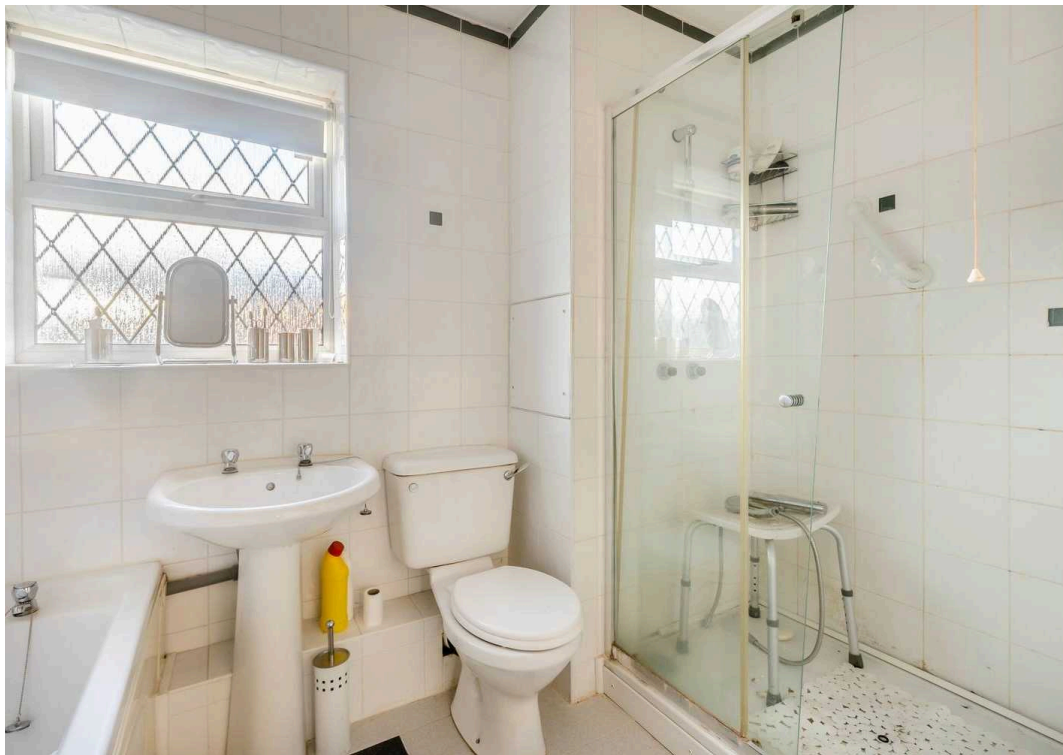
The exterior of this home complements the interior beautifully. To the front, a large driveway provides ample off-road parking for several vehicles and leads to the main entrance. The double-width garage, with dual up-and-over doors, offers excellent storage and a further access point to the rear garden. A gated side entry leads to the rear garden, which measures approximately 60ft wide by 40ft long. The garden features extensive lawned areas and patio spaces, ideal for enjoying warm summer days. It can be accessed from the side lobby entrance, the garage, or the gated side access.

We are advised by our client that this property is freehold. Council Tax Band: F. EPC rating: tbc. The property also benefits from oil central heating.



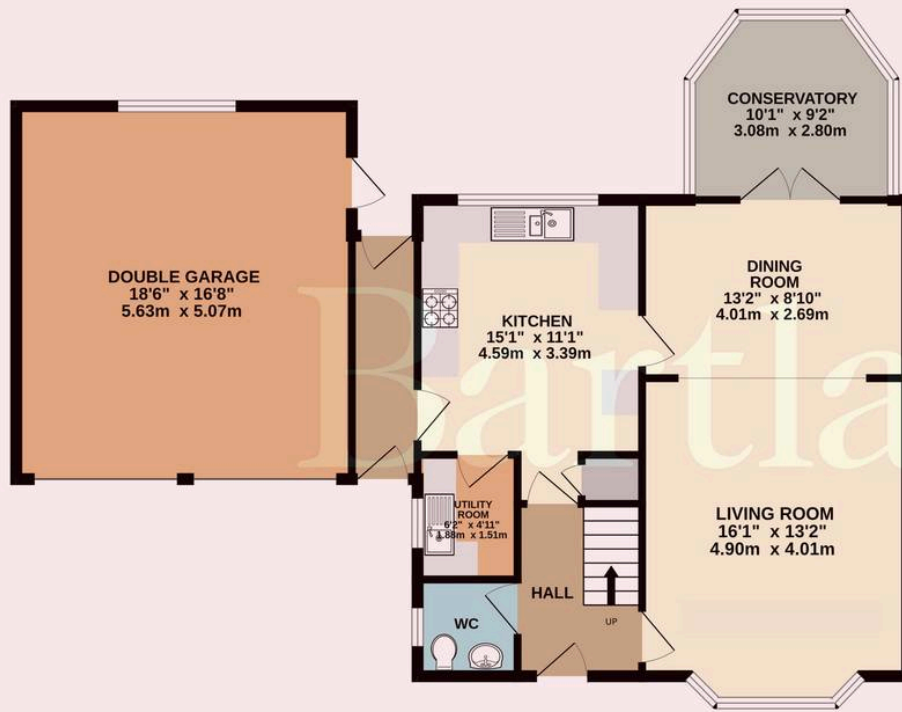
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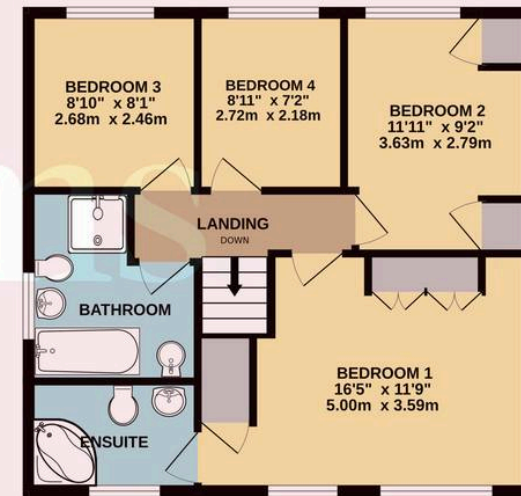




GROUND FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1601 sq.ft. (148.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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