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28 White Oak Drive, Bishops Wood, Stafford, ST19 9AH
Offers Over £400,000

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Offers Over £400,000



Bishops Wood is a lovely rural Staffordshire village located about 16 miles from the county Town of Stafford with its extensive range of retail and leisure facilities as well as a mainline train station. The popular market towns of Shifnal and Newport are about 6.5 miles and 10 miles respectively and most local amenities are available at the larger village of Brewood about 3 miles away. Motorway connections to the M6 at Gailey (Junction 12) and the M54 at Coven Heath (Junction 1) are both a relatively short drive away. The village itself benefits from a primary school, church, village hall and pub.

The property comprises an extended detached four bedroomed house with attached tandem length garage and rear conservatory addition. This lovely, modernised family house offers the following well-presented accommodation.

Composite panelled/patterned double glazed front entrance door to:

Modern Open Plan Dining Kitchen

Refitted about 2 years ago the kitchen has an extensive range of base and wall mounted cupboards with the former finished with roll edge worktop. Comprising in more detail a 1 1/2 bowl single drainer sink unit with integrated dishwasher below. Tall built-in shelved cupboard and return worksurface with drawer and cupboard units beneath. Cuisinmaster electric range cooker with 3 ovens and a 5-ring ceramic hob. Base cupboards either side and integrated fridge-freezer. Splashback wall tiling above worksurface areas. Matching wall cabinets. uPVC framed double glazed window to the front. Panelled radiator. Underfloor heating with laminate board finish and extending to the Dining Area. Dining Area with matching kitchen dresser unit. uPVC framed double glazed bow window to the front and panelled radiator. Wood burning stove set with a fireplace recess.

Double doors to...

Lounge

Extending the full width of the house and having open fireplace with cast iron surround, tiled fenders and hearth. uPVC framed double glazed window to the rear garden. Also uPVC framed double glazed French doors to...

Conservatory

Having cavity brick base walls with uPVC framed double glazed units above. Underfloor heating with laminate boards to finish. Electric wall heater. French doors to the rear garden.

From the Dining Area inner hall with radiator. Leading to...

Ground Floor Shower Room

Having tiled shower cubicle with mains feed shower. Low level flush WC and wash hand basin with vanity cupboard below. Underfloor heating and radiator. uPVC panelled/patterned double glazed door to garage.

From the inner hall stairs to Landing.

Landing

With radiator and hatch to loft.

Bedroom One

With feature Juliet balcony. Range of fitted wardrobes and overhead storage cupboard. Radiator.

Bedroom Two

uPVC framed double glazed window with rear aspect. Radiator.

Bedroom Three

uPVC framed double glazed window with countryside views to the front. Radiator.

Bedroom Four

uPVC framed double glazed window with countryside views to the front. Radiator.

Family Bathroom

Modern white suite comprising a P shaped bath with electric shower over. Low-level flush WC and wash hand basin with vanity cupboard below. uPVC framed patterned double-glazed window and heated chrome towel rail.

Outside

Tarmac driveway suitable for parking 2 cars with further off-road parking available on the gravel surfaced section of the front garden. Remaining areas of the front garden are set out to lawn and shrubbed borders.

Tandem length garage with an electric up and over door to the front, power and light. A section to the rear has been partitioned to provide a small office area/store. From the garage external back door to rear garden.

The rear garden has been landscaped to provide a slabbed patio area against the house with lawn beyond (having sunken trampoline) Screened to one corner by trellis fencing and shrub is a further patio area. Also Wendy House with power and electric heater. Small water feature and outside lighting.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band: D

EPC RATING: E

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity and drainage are connected. The property is heated in part by a series of radiators served by a gas fired boiler. Gas provided by an LPG tank.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to

the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

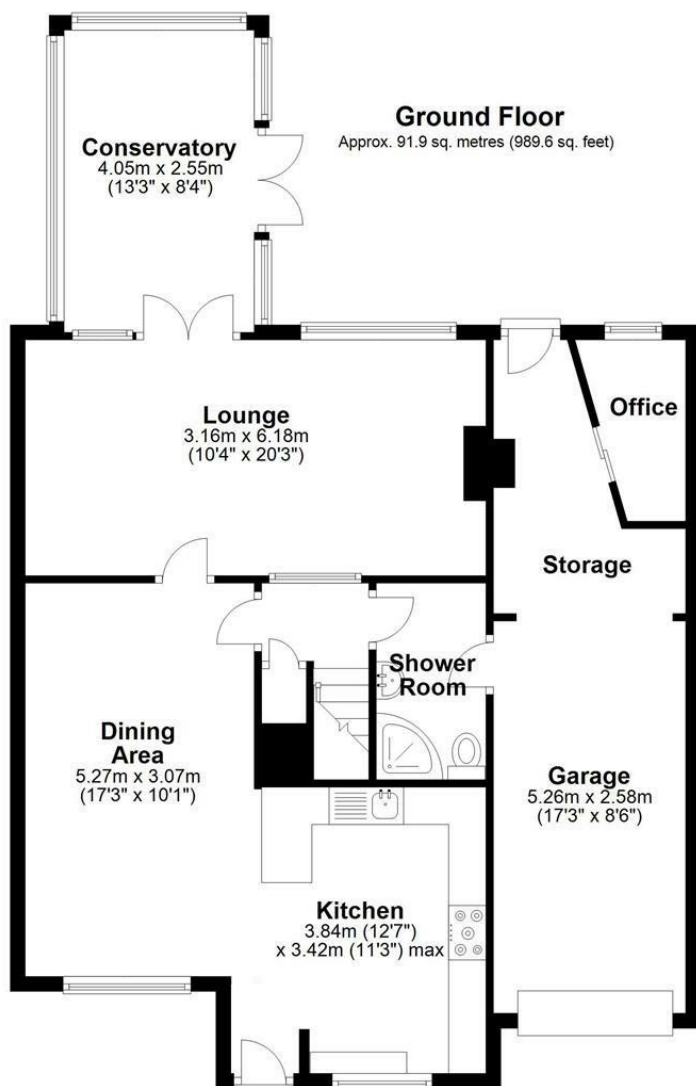
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 152.7 sq. metres (1643.9 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.