



Ebstree Meadow, Seisdon, WV5 7JJ

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EXCLUSIVE



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Occupying a prominent position at the head of a private cul-de-sac of two and three bedroom detached bungalows, this immaculately presented three bedroom detached which is offered with no upward chain, offers potential buyers a stunning backdrop of fields to the rear of the property whilst benefitting from spacious living and bedroom accommodation. Standing within a generous corner position, to the front of the property is a block paved driveway bordered with shrubs and lawn, leading to the double garage and having gated side access. The bungalow itself comprises an inviting entrance hall, impressive lounge with patio doors to the rear garden, dining room, kitchen breakfast room with separate utility room, bedroom one with fitted wardrobes and en suite shower room, two further bedrooms with fitted furniture and a house bathroom. To the rear of the property is a beautifully maintained private rear garden which has uninterrupted views over fields to the rear, the garden has a patio with a long lawn beyond which is bordered with mature shrubs and plants. Seisdon is a highly regarded village standing amidst glorious South Staffordshire countryside in a convenient position between Wolverhampton City Centre and the historic market town of Bridgnorth. It has a small convenience store for everyday needs and there is easy access to the more extensive amenities provided by Wombourne and Pattingham villages. The area is well served by schooling for all age groups with popular primary schools in Trysull, Pattingham and Albrighton along with excellent secondary schools in Wolverhampton including the Grammar School and the Girls High School.





Front of the Property

Situated at the head of the cul-de-sac, to the front of the property is a long block paved driveway bordered with lawn and shrubs either side, there is a path leading to the front door and storm porch, gated sides access and two electric up and over doors leading to the garage.

Entrance Hall

With a door leading from the front of the property, this inviting entrance hall has doors to various rooms, loft access with fitted ladders, alarm system, storage cupboard and a central heating radiator.

Lounge

19'4" x 17'8"

With double doors leading from the entrance hall this impressive lounge has a gas fire stove with beam above and tiled hearth, double glazed bay window to the rear, double glazed patio doors leading to the rear garden, two double glazed windows to the side and two central heating radiators.

Dining Room

11'9" x 10'9"

With double doors leading from the entrance hall, double glazed window to the rear and a central heating radiator.

Kitchen Breakfast Room

15'1" x 12'9"

With a door leading from the entrance hall this kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back, one and a half bowl white crock sink and drainer, range cooker with extractor fan above, integrated fridge and dishwasher, tiled flooring, recessed spotlights, double glazed window to the rear, door to the utility room and a central heating radiator.



Utility Room

With a door leading from the kitchen and further doors to the boiler room and a double glazed stable door to the rear garden, this utility has a work surface with tiled splash back, sink and drainer, plumbing for a washing machine, space for a dryer, double glazed window to the side and a central heating radiator.

Bedroom One

12'9" x 12'5"

With a door leading from the entrance hall, fitted wardrobes, draws and bed side tables, double glazed window to the front, door to the en suite and a central heating radiator.

En Suite

With a door leading from the bedroom, shower cubicle, WC, wash hand basin, double glazed window to the front, tiled flooring, part tiled walls, recessed spotlights, extractor fan, shaver point and a central heating radiator.

Bedroom Two

12'9" x 9'10"

With a door leading from the entrance hall, fitted wardrobes, double glazed window to the front and a central heating radiator.

Bedroom Three

9'2" x 8'10"

With a door leading from the entrance hall, fitted furniture, double glazed window to the front and a central heating radiator.



Bathroom

With a door leading from the entrance hall this house bathroom has a shower cubicle, separate bath, WC, wash hand basin, double glazed window to the front, recessed spotlights, shaver point, extractor fan and a central heating radiator.

Double Garage

18'0" x 18'0"

With two electric up and over doors leading from the driveway, double glazed composite door to the side leading to the garden, double glazed window to the side, power, lighting and alarm system.

Garden

With access via patio doors from the lounge, this beautifully maintained private rear garden has uninterrupted views over fields to the rear, the garden has a patio with a long lawn beyond which is bordered with mature shrubs and plants, there is a path to the side with gated side access, garden shed, summerhouse and further doors leading to the garage and utility room.

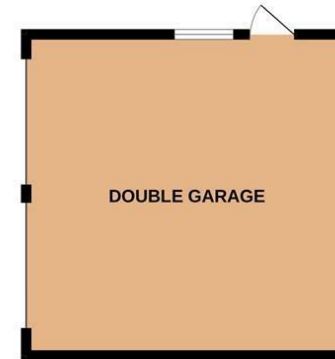
Agents Note

The road is a private road which hasn't been adopted by the local council, the residents in the road have agreed to split the cost of any maintenance. £8 every 2 weeks is contributed towards the maintenance of the grass verges either side of the road.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

GROUND FLOOR
1451 sq.ft. (134.8 sq.m.) approx.

1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 1778 sq.ft. (165.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -
01384 443331 <https://www.hunters.com>

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