



Post Office Road, Seisdon, WV5 7HA

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Occupying an idyllic position overlooking fields to the front of the property, stands this expensively appointed and extended traditional semi detached home, which offers a fantastic blend of modern open plan living together with a traditional style and feel. The property itself comprises: inviting entrance hall, utility room, gorgeous ground floor shower room, cosy lounge with log burning stove, stunning open plan kitchen dining room with integrated appliances and patio doors leading to the rear garden. To the first floor are four bedrooms and a beautifully re fitted traditional style bathroom with roll top free standing bath. This gorgeous home is approached via an expansive driveway with paved border, dwarf walls and front lawn. To the rear of the property is a beautifully maintained private rear garden which has been landscaped with a patio area and lawn beyond which is bordered with mature shrubs and trees. The property further benefits from a brick built garden office/gym and a useful store which has doors leading to the front and rear of the property. 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

This gorgeous home is approached via an expansive driveway with paved border, dwarf walls and front lawn, with doors leading to the entrance hall and useful store.

Entrance Hall

With a double glazed composite door to front this inviting entrance hall has porcelain tiled floor, storage cupboard, doors to rooms, stairs to the first floor landing and a central heating radiator.

Lounge

10'9" x 11'1" (+bay)

With a door from the entrance hall and opening to the kitchen this cosy lounge has a double glazed bay window to front, log burner, tiled hearth and beam, porcelain tiled floor and a central heating radiator.

Kitchen Dining Room

27'2" x 15'8"

Opening from the lounge this stunning open plan kitchen dining room has an expensively fitted kitchen which has a range of shaker style soft close wall and base units, quartz work surfaces with breakfast bar, integrated fridge freezer, dishwasher and wine chiller, double Belfast sink, space for range cooker with extractor fan above, double glazed patio doors to the rear garden, two skylight windows, double glazed window to side and two central heating radiators.

Utility Room

7'6" x 5'6"

With a door from the entrance hall and a further door to the shower room, fitted wall and base units, work surfaces, plumbing for washing machine, tiled floor, recessed spotlights and a column central heating radiator.



Shower Room

7'6" x 7'6"

With a door from the utility this lovely ground floor shower room has a walk in shower, WC, wash hand basin set into vanity unit, recessed spotlights, extractor fan, tiled floor, part tiled walls, shaver point and a traditional central heating radiator.

Landing

With stairs from the entrance hall, loft access and doors to rooms.

Bedroom One

16'4" x 12'5"

With a door from the landing this impressive bedroom has dual aspect double glazed windows to the front and rear and two central heating radiators.

Bedroom Two

11'1" x 10'9"

With a door from the landing, double glazed bay window to front and a central heating radiator.

Bedroom Three

16'0" x 11'1"

With a door from the landing this extended bedroom has double glazed windows to the rear and side and two central heating radiators.

Bedroom Four

6'10" x 6'6"

With a door from the landing, double glazed window to front and a central heating radiator.



Bathroom

With a door from the landing this beautifully fitted traditional style bathroom has a roll top freestanding bath with claw feet, WC, wash hand basin, double glazed window to rear, recessed spotlights, part tiled walls, tiled floor and a traditional central heating radiator.

Garden Office/Gym

11'5" x 7'10"

With a double glazed patio doors leading from the garden this brick built office/gym has double glazed windows to the side and rear.

Garden

To the rear of the property is a beautifully maintained private rear garden which has been landscaped with a patio area and lawn beyond which is bordered with mature shrubs and trees.

Store

With a door leading from the front of the property, wall mounted boiler and a double glazed door to rear garden.

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
786 sq.ft. (73.0 sq.m.) approx.

1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.

2ND FLOOR
90 sq.ft. (8.4 sq.m.) approx.



TOTAL FLOOR AREA : 1500 sq.ft. (139.4 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	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
57	
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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