



£235,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: C

Wheaton Aston Stafford

Caspian Way Wheaton Aston
Stafford Staffordshire



"Welcome, Prince Caspian!" said Aslan. 'Do you feel yourself sufficient to take up the Kingship of Narnia?' If you fancy writing your very own chronicles then this could be the perfect opportunity. An ideal opportunity for the retiring purchaser to buy this semi detached bungalow in the ever popular and sought after village of Wheaton Aston. The village provides an array of amenities including local post office, shops, public houses, canal walks and great commuting links with the A5, bus routes and motorway access.

The bungalow itself enjoys a pleasant plot with good size front and rear gardens for the green fingered. There's an ample drive way and a garage, two bedrooms, a living room, kitchen and shower room. Ready for writing the next chapter??? Then book your viewing now.

- Sought After Village Location
- Bus Routes & Local Shops
- Semi-Detached Bungalow
- Two Bedrooms & Driveway With Garage
- Ideal For The Retiring Purchaser
- Refitted Kitchen & Shower Room

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

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Entrance Hallway

Accessed through a double glazed door to the side elevation, and having wood effect flooring, ceiling coving, radiator, an access point to the loft space, and internal door(s) off, providing access to;

Living Room 17' 9" x 10' 6" (5.40m x 3.21m)

A bright & spacious reception room featuring double glazed double doors & side panelled window to either side providing views and access to the enclosed rear garden, and having wood effect flooring, radiator, electrical wall light points, and further internal door leading through into the Kitchen.

Kitchen 9' 3" x 7' 5" (2.83m x 2.25m)

A modern & practical kitchen which features a matching range of recently fitted wall, base & drawer units with fitted wood effect work surfaces over to three sides, and incorporating an inset 1.5 bowl stainless steel sink with drainer & chrome mixer tap, and a range of fitted/integrated appliance(s) which include; single electric oven/grill, four-ring gas hob with a stainless steel extractor canopy over, and space(s) & plumbing to accommodate additional kitchen appliance(s). The room also benefits from having ceramic splashback tiling to the walls, ceramic tiled flooring, inset ceiling spotlighting, and double glazed windows to both the side & rear elevations providing an abundance of natural lighting.



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Bedroom One 11' 10" x 9' 8" (3.61m x 2.94m)

A double bedroom, having wood effect flooring, a radiator, and a double glazed window to the front elevation.

Bedroom Two 9' 9" x 8' 1" (2.97m x 2.47m)

A second bedroom, also having wood effect flooring, a radiator, and a double glazed window to the front elevation.

Shower Room 7' 3" x 5' 3" (2.22m x 1.61m)

Recently fitted with a modern white contemporary styled suite comprising of a low-level WC, a pedestal wash hand basin with chrome taps, and a double tiled walk-in shower cubicle housing an electric shower. The room also benefits from ceramic tiling to both the walls & floor, a radiator, inset ceiling spotlighting, door to a built-in storage cupboard, and a double glazed window to the side elevation.

Outside Front

The property sits behind a lawned front garden area, and is approached over a tarmacadam driveway providing ample off-street parking and access to the detached garage towards to the rear of the property.

Detached Garage

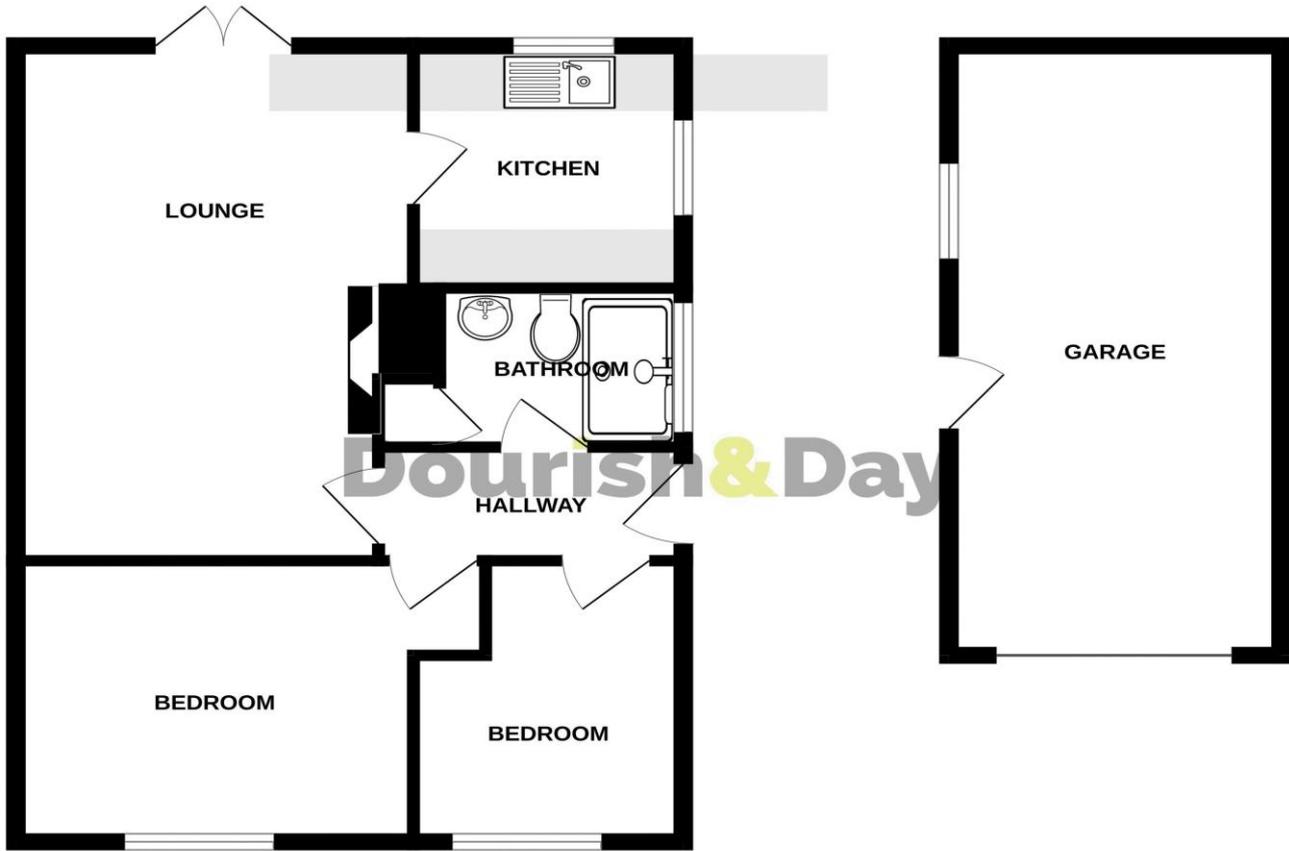
A single garage having an up and over access door to the front elevation, and a double glazed window & pedestrian access door to the side elevation providing access to/from the rear garden.

Outside Rear

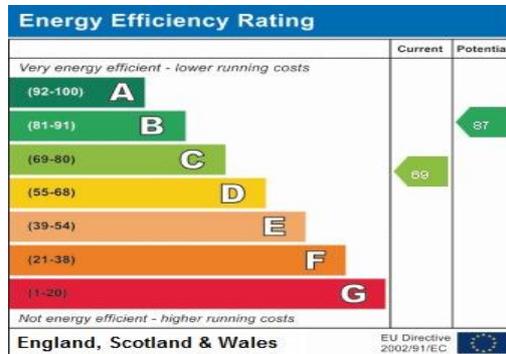
An enclosed & private rear garden being laid mainly to lawn with a decorative stone covered low-maintenance garden area, a further paved patio seating area & paved pathway, and is enclosed by brick walling & panelled fencing.



GROUND FLOOR



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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