



£395,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **E**

💰 COUNCIL TAX BAND: **D**

Wheaton Aston Stafford

Ashleigh Crescent Wheaton Aston
Stafford Staffordshire



Across the Green fields, up on the bluffs, High into the sky, a true home to buy! This well-presented home is situated in the sought-after village of Wheaton Aston, which provides bus routes, shops, post office, public houses and canal walks, what more could you ask for!

Internally, there is versatile accommodation which comprises of a spacious entrance hall with a guest W/c off, living room with feature rear facing bay window, separate dining room, generous breakfast kitchen. Upstairs there are four good size bedrooms with a walk in wardrobe to the master, whilst a family bathroom completes the accommodation. Outside this home boasts good sized front and rear gardens, a driveway and a garage. Properties in this village sell fast so don't hang around considering and call us today to book a viewing!

- Superbly Appointed Spacious Detached Home
- Ideal For The Family Purchaser
- Four Good Size Bedrooms & Family Bathroom
- Generous Living Room & Separate Dining Room
- Well Manicured Gardens & Driveway/Garage
- Sought After Village Location

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4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk



Canopied Porch

With a glazed timber door to;

Entrance Hallway

Being of a spacious size, with tiled flooring, a feature turned staircase to the first floor, a door to a useful understairs storage cupboard, radiator, and internal doors to;

Guest WC

Having a low-level WC, a vanity style wash hand basin with cupboard beneath & chrome mixer tap. There is splashback tiling, tiled flooring, feature dado rail, radiator, and a double glazed window to the front elevation.

Living Room 16' 2" x 12' 2" (4.93m x 3.70m)

Having a feature inset gas fire with a central heating boiler set into a brick surround, ceiling coving, a radiator, a double glazed walk-in bay window to the rear garden, and internal door to;



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Dining Room 10' 4" x 10' 2" (3.16m x 3.11m)

Having ceiling coving, a radiator, double glazed window & French doors into rear garden, and internal door to;

Kitchen 17' 5" x 10' 2" (5.32m x 3.11m)

Being of a spacious size with front facing breakfast kitchen which has a range of base & eye-level units, fitted work surfaces incorporating a stainless steel sink unit having a chrome mixer tap & tiled splashbacks. There are space(s) for appliance(s), a built-in breakfast bar, tiled flooring, a radiator, glass display cabinet, double glazed windows to side & front elevation, and a timber stable style door to the side pathway.

First Floor Landing

A bright & spacious galleried landing, having a loft access hatch, door to airing cupboard, and a double glazed window to the front elevation. There are internal doors off, providing access to;

Bedroom One 12' 0" x 10' 6" (3.66m x 3.20m)

Having ceiling coving, radiator, double glazed window to rear elevation, and internal door to a walk-in wardrobe.

Bedroom Two 10' 7" x 9' 8" (3.23m x 2.95m)

Having a radiator and double glazed window to front.

Bedroom Three 10' 7" x 8' 8" (3.22m x 2.64m)

Having a radiator, fitted wardrobes & drawers, double glazed window to rear elevation.

Bedroom Four 10' 3" x 6' 11" (3.13m x 2.11m)

With a radiator and double glazed window to front elevation.

Bathroom 9' 7" x 6' 1" (2.93m x 1.86m)

Comprising of a smart bathroom with a white suite, having a panelled bath with electric shower over, a WC, a bidet, and wash hand basin with chrome taps. There is tiled flooring & tiled walls, radiator, and two double glazed windows to side elevation.

Outside Front

A well manicured & attractive approach with driveway providing ample off-road parking, a lawn area, flowerbeds, plants & shrubs & access gate.

Garage 15' 9" x 8' 1" (4.79m x 2.47m)

Having an up and over door to front, and door to rear.

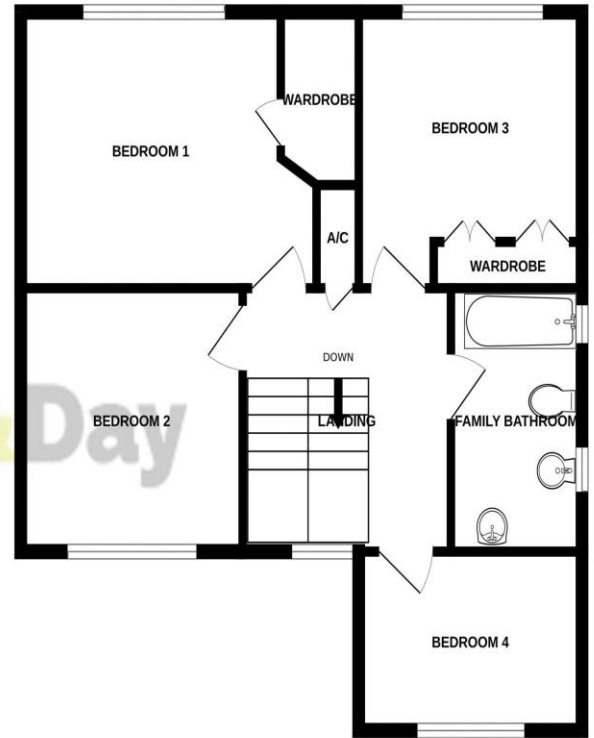
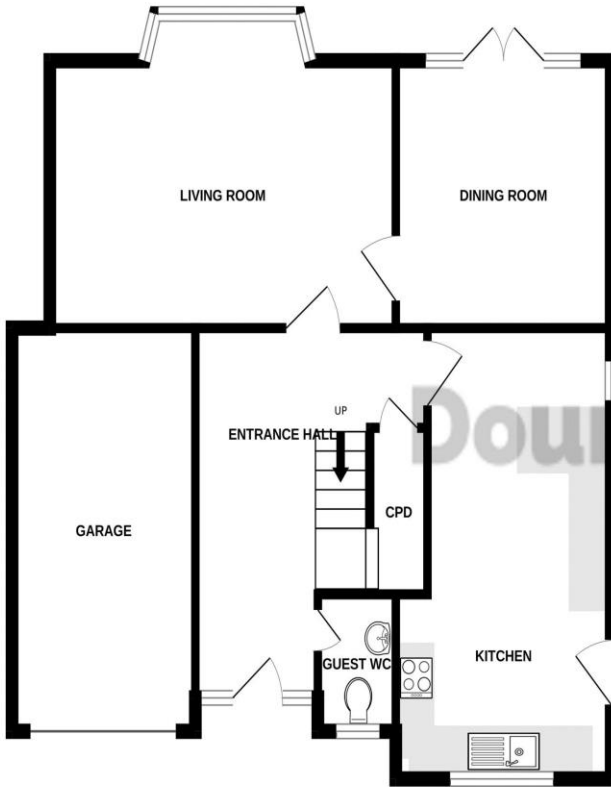
Outside Rear

A spacious & well manicured rear garden with a generous Indian stone paved patio & pathway, the majority of which being laid mainly to lawn, with flowerbeds, plants & shrubs. There is space for a garden shed, and the garden is enclosed by panelled fencing.



GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.

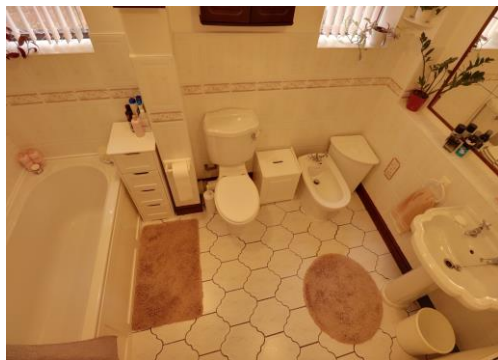
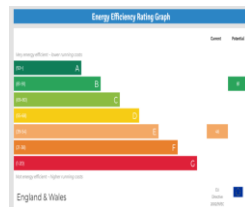
1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1342 sq.ft. (124.6 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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