



£440,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

🏠 COUNCIL TAX BAND: **D**

Wheaton Aston Stafford

Ashleigh Crescent Wheaton Aston
Stafford Staffordshire



Time And Relative Dimensions In Space... In other words TARDIS! Being deceptively spacious upon which internal inspection is essential to truly appreciate what this superb home has on offer. With a private tiered rear garden leading to a timber jetty adjoining the Shropshire Union Canal.

Internally, there is an inviting entrance hall, Guest W/c, Spacious extended living room and diner, home office/study, games room with vaulted ceiling, breakfast kitchen and a utility, garage store and a home gym. The first floor offers four good size bedrooms with an ensuite to the master and a good size family bathroom. Located in the sought after village of Wheaton Aston with canal & countryside walks, popular schooling, local shops and amenities all close to hand.

- Deceptively Spacious Detached
- Adjacent To Shropshire Union Canal
- Private Rear Garden & Jetty
- Four Bedrooms & Ensuite
- Large Living Room & Diner
- Office & Gym

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Entrance Hallway

Situated to the side aspect with a canopied porch over, with a double glazed entrance door, and having solid wood flooring, a radiator, door to understairs storage cupboard, and solid wood internal doors providing access to;

Guest WC

Fitted with a modern white suite comprising of a low-level WC & wash hand basin with chrome taps. The room also benefits from having a radiator, part-tiling to the walls, tiled flooring, and a double glazed window to the front elevation.

Living Room & Dining Space 24' 1" x 23' 7" (7.34m x 7.18m) maximum length measurement

A spacious & light rear facing living space, which again features solid wood flooring, having ceiling coving, inset ceiling downlighting throughout, a contemporary styled vertical wall mounted radiator, two further radiators providing ample heating throughout the spacious room, which also



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features a cast-iron stove burner, set on a marble hearth with a timber mantel over, double glazed bi-folding doors providing views of the rear garden & opening onto an outdoor patio seating/entertaining area. An opening offset from the room leads through into a study.

Study/Home Office 7' 6" x 6' 0" (2.29m x 1.84m)

A versatile space, currently utilised as an office, and having a radiator.

Games Room 14' 9" x 9' 9" (4.50m x 2.97m)

A spacious further versatile room, featuring a vaulted ceiling with two skylight windows towards the side elevation and solid wood flooring. The room also benefits from having a radiator.

Kitchen 14' 0" x 9' 7" (4.26m x 2.91m)

A good sized breakfast kitchen which features a modern range of wall, base & drawer units with fitted work surfaces over and incorporating an inset 1.5 bowl sink/drainers with a chrome mixer tap over, and ceramic splashback tiling to the walls. The kitchen also includes a range of integrated/fitted appliances which consist of a fitted oven & hob with a stainless steel extractor hood over, an integrated refrigerator, and having space(s) for plumbed appliances. The kitchen also features a matching built-in breakfast bar area, and benefits from having tiled flooring, a double glazed window to the front elevation, and an internal door leading through into the utility room.

Utility Room 10' 3" x 4' 10" (3.13m x 1.47m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over and incorporating an inset stainless steel single bowl sink/drainers with space(s) for plumbed appliances. The room also benefits from having vinyl flooring, and there is a window & door to the front elevation.

First Floor Landing

A spacious & bright galleried landing with solid wood internal doors off, providing access to all bedrooms & bathroom.

Bedroom One 13' 6" x 11' 5" (4.12m x 3.49m)

A spacious double bedroom which features a vaulted ceiling with exposed timber beams & fitted double wardrobes with sliding mirrored fronts, and also benefitting from having inset ceiling downlighting throughout, two radiators, and a double glazed window to the rear elevation which enjoys fantastic views of the Shropshire Union Canal.



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En-suite (Bedroom One) 12' 1" x 5' 10" (3.69m x 1.79m)

A spacious En-suite bathroom which features a corner bath with chrome side-fill mixer taps over with a hand-held shower attachment, and a further range of fitted bathroom furniture including a vanity wash basin set into top with storage beneath, and a low-level WC. The En-suite also features a separate walk-in shower cubicle, and also benefits from having part-tiling to the walls, vinyl flooring, inset ceiling downlighting throughout, a chrome towel radiator, and a double glazed window to the side elevation.

Bedroom Two 9' 11" x 9' 6" (3.01m x 2.89m)

A second double bedroom which has a double glazed window to the front elevation, and benefitting from having a radiator.

Bedroom Three 12' 2" x 8' 7" (3.7m x 2.62m)

A third double bedroom, having a double glazed window to the side elevation, and a radiator.



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Bedroom Four 9' 10" x 7' 10" (3.0m x 2.38m)

A fourth double bedroom, which has a double glazed window to the front elevation, and a radiator.

Bathroom 9' 5" x 6' 0" (2.87m x 1.83m)

Fitted with a modern contemporary styled suite comprising of a panelled bath with chrome side-fill mixer tap & hand-held shower attachment, a contemporary bowl wash basin with chrome mixer tap over, and a low-level WC. The bathroom also benefits from having a separate tiled shower cubicle, part-tiling to the walls, tiled flooring, a chrome towel radiator, and a double glazed window to the side elevation.

Outside Front

The property is approached over a block paved driveway which provides ample off-street vehicle parking and access to the garage/store & main entrance porch.

Garage/Store 11' 11" x 6' 10" (3.62m x 2.09m)

Accessed through twin garage doors to the front elevation, and having a skylight window, and an internal door leading through into a store area.

Home Gym 17' 11" x 7' 1" (5.45m x 2.15m)

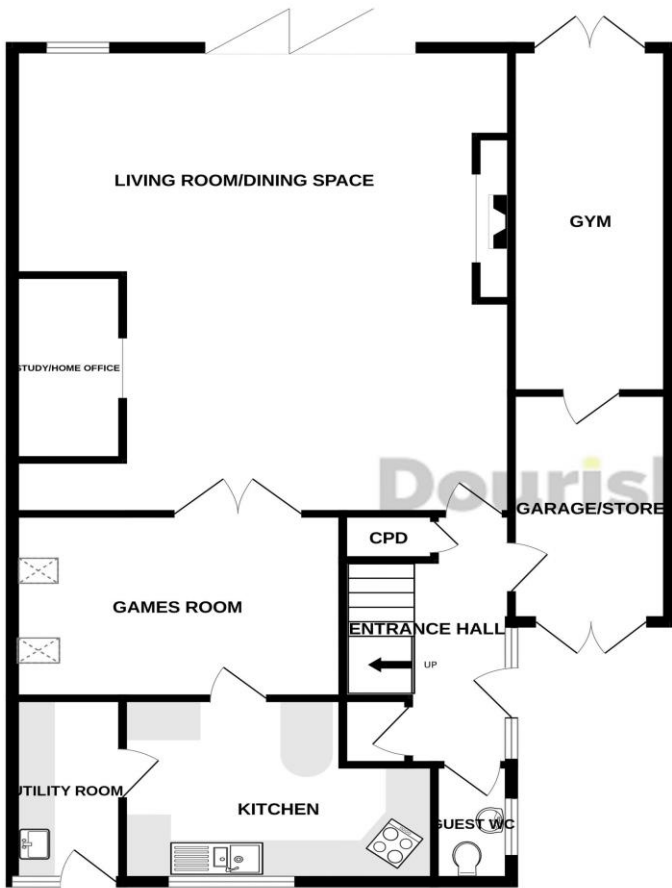
A versatile space currently utilised as a home gym by the current owners, and having a chrome vertical wall mounted radiator, inset ceiling downlighting throughout, and featuring double glazed French doors which lead out to the rear garden.

Outside Rear

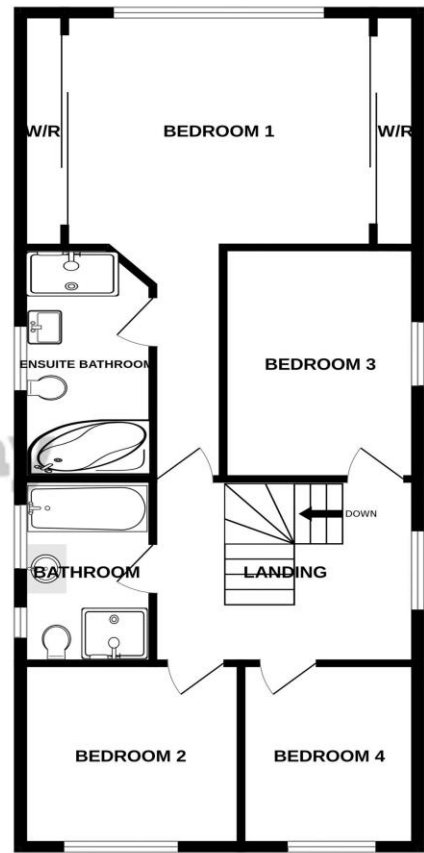
An enclosed garden featuring a raised decked seating area, and a further paved seating area, gravelled garden areas, steps to a further paved seating area, and having a variety of flowerbeds, plants & shrubs. The garden is enclosed by ? and there is timber gated access to a Canalside jetty.



GROUND FLOOR
1170 sq.ft. (108.7 sq.m.) approx.



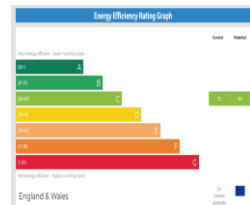
1ST FLOOR
767 sq.ft. (71.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1937 sq.ft. (180.0 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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