



Ivetsey Road, Wheaton Aston

Offers In Region Of £275,000

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## Ivetsey Road, Wheaton Aston

Occupying arguably one of the largest semi-detached plots within the desirable village of Wheaton Aston, this chain free property offers a fantastic opportunity for buyers seeking a spacious home with excellent scope for improvement and extension, subject to the relevant planning permissions. In need of full modernisation throughout, the property holds great potential to become a substantial and personalised family residence.

The property enjoys an impressive external presence with a large gated frontage, offering both privacy and kerb appeal. A detached garage provides useful storage or parking, while the generously sized rear garden offers plenty of outdoor space for families, entertaining, or landscaping projects. Additional external features include a selection of garden sheds and a timber-built aviary, further enhancing the character and usability of the outdoor areas.

Internally, the home comprises an entrance hallway leading into a comfortable lounge, which features French doors opening into a separate dining room or sitting area—ideal for family gatherings or entertaining. The spacious kitchen offers potential for redesign to suit modern tastes and needs. To the rear, a series of outbuildings includes a ground floor guest WC and a shower area, both of which would benefit from refurbishment.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, again requiring updating. A particularly appealing feature is the large attic space, which provides an excellent opportunity for conversion into further accommodation, subject to the appropriate consents.







## Entrance Porch

Double glazed sliding doors to the side of the property and a door leading into the main lounge.

## Main Lounge

15' 5" (into bay) x 14' (into recess/into bay)

Double glazed bay window overlooking the rear garden, French wooden doors leading into the sitting room/dining room, door leading to kitchen and door leading into the entrance porch.

## Dining Room/ Sitting Room

10' 1" (into recess) x 11' 6" (into recess)

Double glazed French doors leading into the rear patio area, French wooden doors leading into the lounge, door leading to the hall, central heated radiator and brick-built fireplace.









## Kitchen

20' x 7' (maximum measurements)

Double glazed window to front, doors to various rooms, stairs to the first-floor landing, double glazed door leading to front access. This is an open plan area currently incorporating the original hallway, now being used as a kitchen diner. Wall and base units with roll top work surfaces and single drainer sink unit.

## Utility

This is part of the outbuilding area to the side of the property with access to the WC and shower area and door leading to kitchen. Refurbishment is required.

## Ground Floor Shower Area

Full refurbishment required, currently having a shower area with access to utility.



## Guest WC

Window to front access, low flush toilet and door leading to utility.

## First Floor Landing

Stairs to ground floor, double glazed window to front, loft access and doors to various rooms.

## Bedroom One

12' 3" (maximum) x 11'

Traditional fireplace, double glazed window overlooking the rear garden, built in wardrobes, door to landing and central heated radiator.



## Bedroom Two

11' 1" (into wardrobes) x 11'

Double glazed window to rear overlooking rear garden, central heated radiator, door to landing and built in wardrobes.

## Bedroom Three

10' 3" x 7' 3" (maximum)

Double glazed window to front, built in wardrobe and door to landing.

## Bathroom

Refurbishment is required. Double glazed window to side, fitted suite with high flush toilet, panel bath, wall-mounted wash basin, door to landing and central heated radiator.





## Attic Area

Large attic area with access from the landing area, this may have potential for conversion subject to relevant permissions.



## Detached Avery

Having a large wooden detached Avery, with a selection of internal stores and access to the main garden.



## Front Garden

The front of the property is approached by a shared in & out communal area, access to main property is via a gated entrance. There is a large lawned area to front with a selection of trees, plants and shrubs with a gate leading to the rear garden.

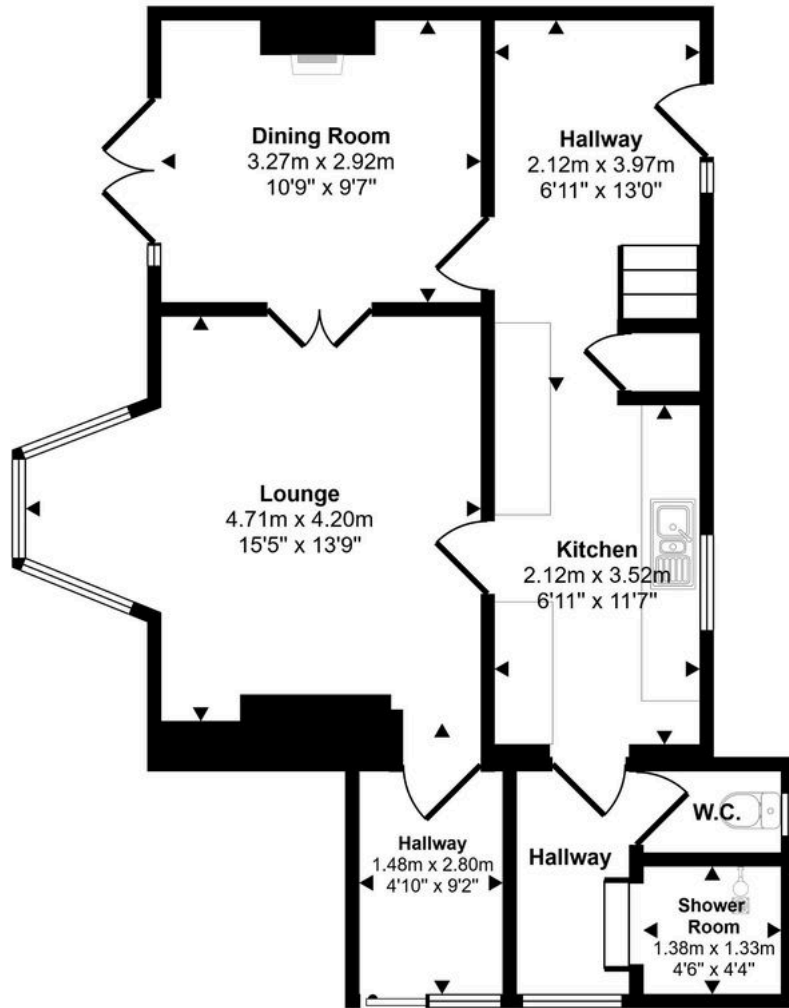
## Detached Garage

Having up and over door to front and door and window to rear.

## Rear Garden

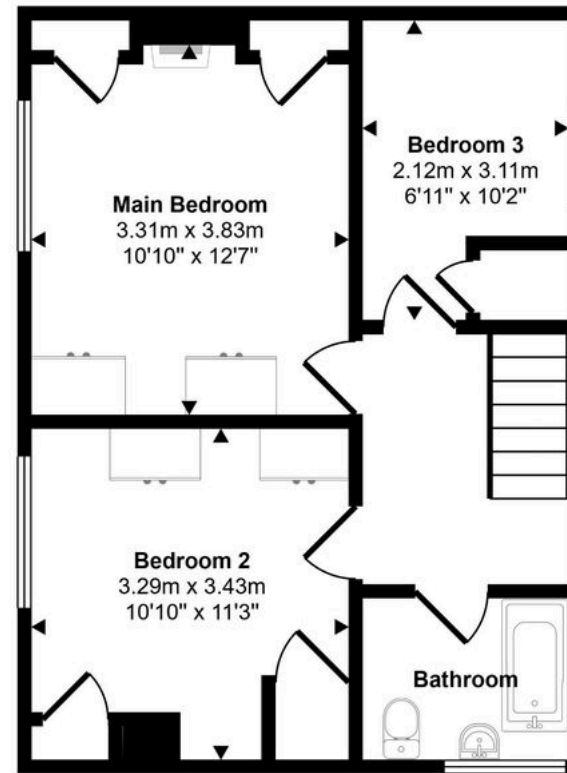
Arguably the largest semi-detached plot within the area, with a large lawned area, selection of plants and shrubs, ornamental pond and gate to front access.

Approx Gross Internal Area  
116 sq m / 1244 sq ft



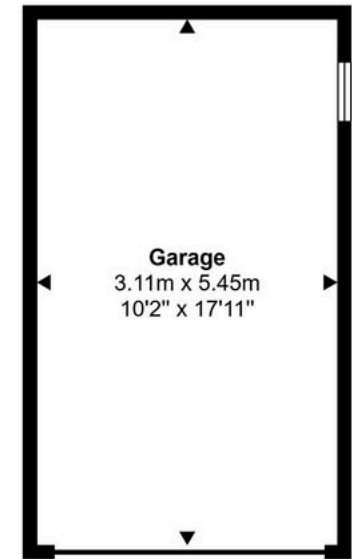
Ground Floor

Approx 56 sq m / 599 sq ft



First Floor

Approx 43 sq m / 463 sq ft



Garage

Approx 17 sq m / 183 sq ft