



Springfield Drive, Wheaton Aston

Offers Over £350,000

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Springfield Drive, Wheaton Aston

Lee Cooke Personal Estate Agents are delighted to present this spacious **FOUR BEDROOM** detached home, occupying a generous corner plot in the ever-popular village of Wheaton Aston.

Externally, the property boasts attractive front, side, and rear gardens, including a small charming orchard area, along with off-road parking and a **detached garage to the rear**.

Internally, the accommodation offers a welcoming entrance hall, a bright and spacious lounge with an adjoining dining room/sitting room, a fitted kitchen, **FOUR well-proportioned bedrooms**, and a modern family bathroom.

This is a fantastic opportunity to secure a well-located family home in a sought-after village setting. To arrange a viewing, please contact us today.

Location & Area

Located in the ever popular village of Wheaton Aston. The village itself offers a wide range of amenities including two popular public houses, The Hartley Arms and The Coach & Horses, as well as scenic canal-side walks. Local shops such as Doal's convenience store and the Spar provide everyday essentials, while St Mary's Primary School, a GP surgery, pharmacy, 11.11 hair salon & nail bar, St Mary's Church with toddler groups, monthly group dog walks, TMA Trojan Marshal Arts club and WAGS Dog Grooming ensure the community is well-served. Wheaton Aston also boasts an active village hall with a selection of groups covering all age ranges, a junior football club, and a cricket club, providing a strong sense of community. Excellent road and transport links make commuting convenient, with the nearby A5 providing access to the M54 and M6 motorways. Larger shopping areas and further schools can be found in nearby towns including Telford, Cannock, Wolverhampton, Stafford, Penkridge, Newport, Codsall, and Brewood.





Entrance Hall

Accessed via a double-glazed composite front door with matching side windows, the entrance hall features stairs to the first-floor landing with eye-catching rope-style balustrades. There are doors to multiple rooms, a useful under-stairs storage cupboard, laminate flooring, and a central heating radiator.

Lounge – 14'7" x 13'0"

A bright and spacious reception room with a double-glazed window to the front elevation, French doors opening into the adjoining dining/sitting room, and a further door leading back to the hallway. Finished with a central heating radiator, offering a warm and welcoming space.

Dining Room – 12'3" x 11'0"

Well-proportioned dining space with a wall-mounted thermostat, central heating radiator, and double-glazed patio doors overlooking and leading to the rear garden. French wooden doors connect to the lounge, with an additional door to the kitchen. Finished with a laminate floor.





Kitchen – 11'0" x 9'0"

Fitted with a range of wall and base units and roll-top work surfaces. Includes a 1½ drainer sink unit, plumbing for an automatic washing machine, and a central heating radiator. There is a double-glazed window to the side and a double-glazed door to the rear. Access to both the hallway and dining room.

First Floor Landing

Providing loft access, airing cupboard, and stairs to the ground floor. Double-glazed window to the side and doors leading to all bedrooms and the family bathroom.

Bedroom One – 15'6" x 10'7"

A generous double bedroom with a double-glazed window to the front and a central heating radiator.

Bedroom Two – 12'4" x 10'8"

Double bedroom with a double-glazed window to the rear and a central heating radiator.

Bedroom Three – 10'6" max x 9'3" max / 6'2" min

Double-glazed window to the front, built-in wardrobe, central heating radiator.

Bedroom Four – 9'4" x 7'3"

Double-glazed window to the rear and a central heating radiator.

Family Bathroom

Comprising a fitted suite including a panel bath with shower over, wall-mounted washbasin, and low flush WC. Double-glazed window to the side and a central heating radiator.

Front Garden

A charming frontage with a lawned area, a pathway to the front entrance, and a side gate providing access to the rear garden. Features mature hedging, trees, plants, and shrubs.

Rear Garden

Pleasantly landscaped with a lawn and a raised decked entertainment area. Includes an ornamental pond, a water tap, and a variety of plants, trees, and shrubs.





Side Garden

Features a small orchard with a swing seat, a summer house, and gated access to both the front garden and rear parking area. Landscaped with a variety of trees, shrubs, and plants.

Parking

Private parking space located to the rear of the property with access to the detached garage and a gated entry to the rear garden.

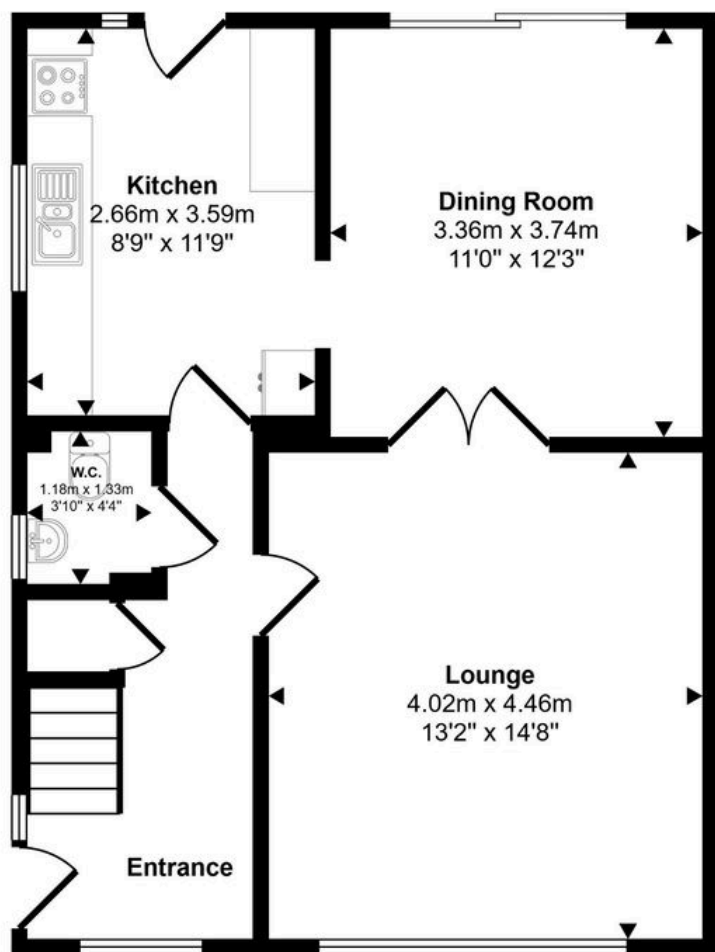
Summer House

Detached wooden-built summer house with door and window, situated to the side of the property with access to the rear.

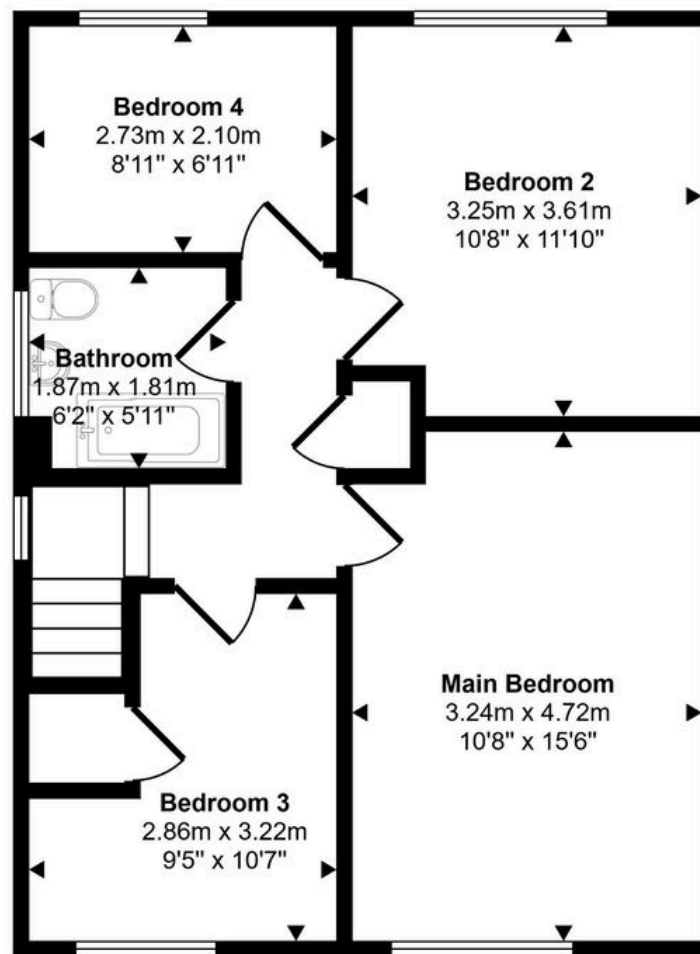
Detached Garage – 16'7" x 9'0"

With an up-and-over door, internal lighting, and a rear door leading to the garden and car parking area.

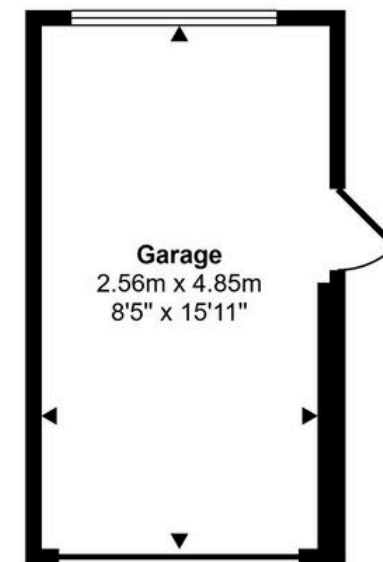
Approx Gross Internal Area
117 sq m / 1261 sq ft



Ground Floor
Approx 52 sq m / 559 sq ft



First Floor
Approx 52 sq m / 563 sq ft



Garage
Approx 13 sq m / 139 sq ft