



Jasmine Cottage, Hawthorn Road, Wheaton Aston

Offers In Region Of £325,000

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Jasmine Cottage, Hawthorn Road, Wheaton Aston

Lee Cooke Personal Estate Agents proudly presents an wonderful opportunity to join the lovely village community of Wheaton Aston. This rare and distinctive cottage is located in the heart of the Village close to most of the amenities and within a designated conservation area.

Set behind a substantial brick-built boundary wall, the property enjoys a generous frontage, leading to ample off-road parking and a detached garage. The charming front garden is a real highlight and must be seen to be fully appreciated, featuring a small orchard and a shared entrance path along the left hand side.

To the rear, gated access opens to a practical storage area with sheds and a quaint courtyard.

Inside, the home offers a spacious lounge with characterful exposed beams and direct access to the front of the property, complemented by a separate, kitchen-diner ideal for entertaining. Upstairs, there are three well-proportioned bedrooms, a small shower room, and a substantial attic space with excellent potential for conversion (subject to the necessary permissions).

While some modernisation is required, this property presents a wonderful opportunity to create a charming family home in one of Wheaton Aston's most desirable locations.

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 **WAGS4ME 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.





Evening Lounge (14'6" max x 14'0")

A spacious and characterful reception room featuring original beams, an open fireplace with brick-built surround, and stairs leading to the first floor. Double-glazed French windows overlook the front garden, and a double-glazed door provides access to the main front garden. A door also leads through to the entertainment kitchen-diner.

Gardeners Guest WC

Located within the garden area, this practical WC includes a low-flush toilet, an internal water tap, and a door leading to the rear courtyard.

Entertainment Kitchen-Diner (16'5" x 11'2")

A generous space with excellent potential for a family entertainment kitchen. Features include original beams, a selection of fitted base units with roll-top work surfaces, sink unit, wall-mounted boiler, part-tiled walls, tiled flooring, and a central heating radiator. Double-glazed windows and a door to the rear garden provide natural light, with internal access to the lounge.





First Floor Landing

Landing with storage cupboard, loft access, stairs to the ground floor, and doors leading to bedrooms and the shower room.

Bedroom One 14' 6" x 9' 5"

Double glazed window, central heated radiator, door to landing.

Bedroom Two 8' 10" x 11' 5"

Double glazed window, central heated radiator, door to landing.

Bedroom Three 7' 4" x 11' 4"

Double glazed window, central heated radiator, door to landing.

Shower Room

A first-floor shower room comprising a walk-in shower, pedestal wash basin, low-flush toilet, central heating radiator, and a double-glazed window to the side.

Front Garden

An attractive frontage with a traditional brick-built boundary wall and entry pillars leading to off-road parking. Includes a lawned area, a selection of trees, shrubs, plants, and a small orchard with fruit trees. A shared pathway to the left-hand side provides right-of-way access to the main entrance, with a gate leading to rear access.

Detached Garage

Prefab-style garage located to the front right-hand side of the property with an up-and-over door and rear access to the garden.

Rear Garden

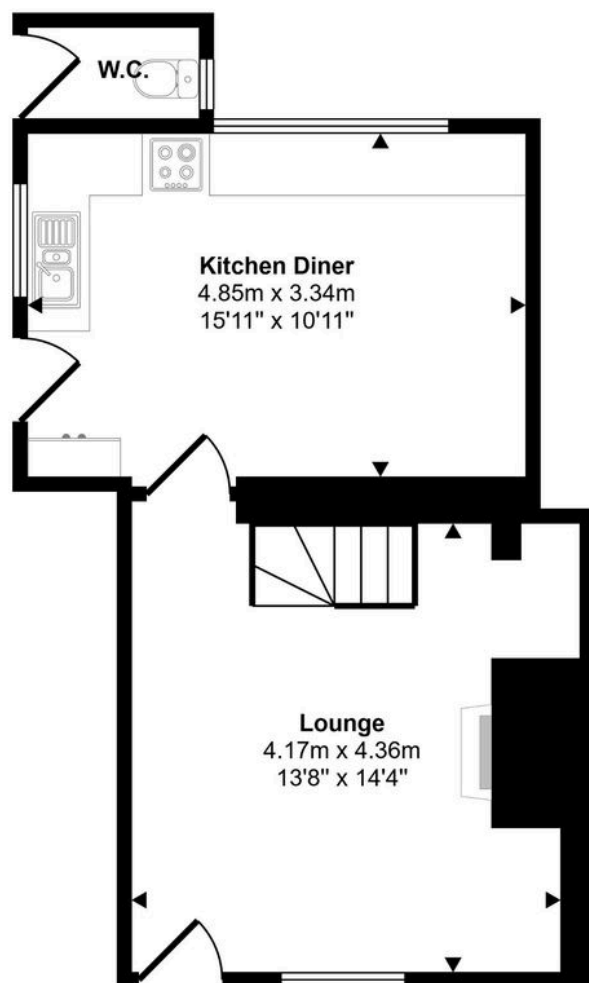
Gated access leads to a shared right-of-way, with a further gate opening into the main garden area. Features a cobbled courtyard with two storage sheds and access to the gardeners' guest WC.



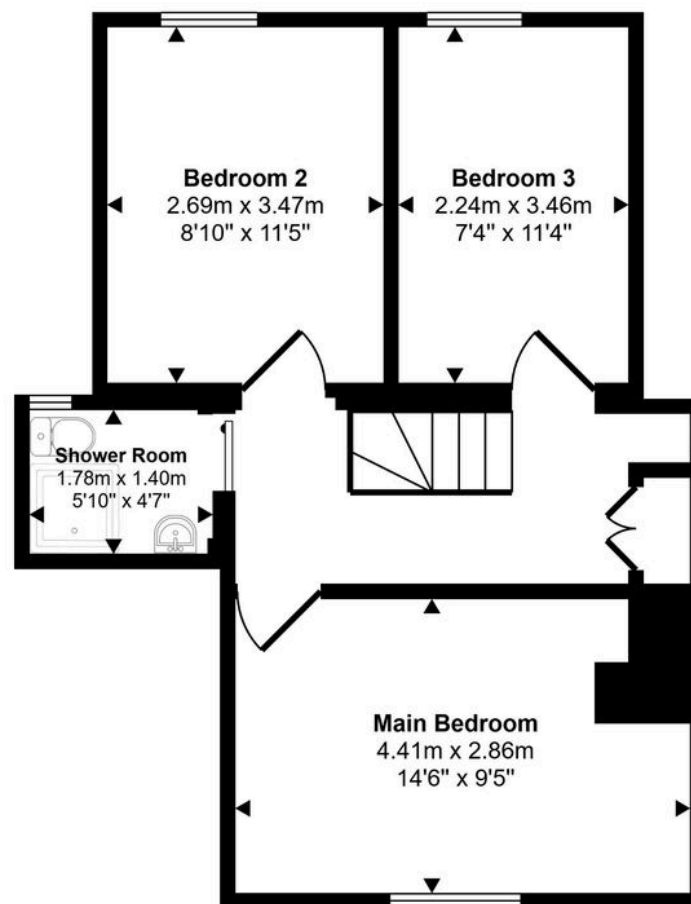


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

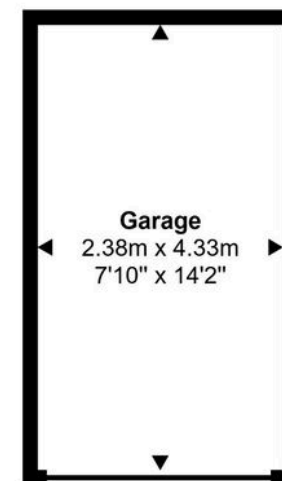
Approx Gross Internal Area
91 sq m / 984 sq ft



Ground Floor
Approx 39 sq m / 416 sq ft



First Floor
Approx 42 sq m / 457 sq ft



Garage
Approx 10 sq m / 111 sq ft