



Greenhill Lane, Wheaton Aston

Offers In Region Of £215,000

LEE COOKE

exp[®] UK

@ lee.cooke@exp.uk.com

leecooke.exp.uk.com

01785 526777 (Staffordshire)

01952 370777 (Shropshire)

01902 239777 (Wolverhampton)

Greenhill Lane, Wheaton Aston

**STARTER FAMILY - FIRST TIME BUYER - INVESTOR OR RETIREE ?
TAKE A LOOK AT THE LOVLEY MODERN HOME !**

Lee Cooke - Your Local Village Estate Agents presents this pleasant and modern end-terrace home, located in the ever-popular and highly sought-after village of Wheaton Aston.

The property is approached via two allocated car parking spaces to the front and enjoys a well-maintained enclosed rear garden, offering both lawn and a patio area, ideal for relaxation and entertaining.

Internally, the accommodation briefly comprises an entrance porch, a spacious lounge, and a kitchen/diner providing the perfect space for family meals or entertaining guests. The first floor offers two bedrooms and a fitted family bathroom.

The home is ideally placed to enjoy the best of village life, with wonderful canal-side walks nearby and the popular Hartley Arms public house within easy reach. Local amenities, schools, and transport links are also conveniently close by, making this property an excellent choice for a variety of buyers.

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 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 Porch

Double glazed front door, tiled flooring, and internal door leading to the lounge.

Lounge – 15' 6" max x 11' 8"

Stairs to first floor landing, door to porch, door to kitchen/diner, double glazed window to front, and central heating radiator.

Kitchen/Diner – 11' 8" x 10' 6"

Double glazed French doors leading to rear patio, double glazed window overlooking the rear garden, storage cupboard, and door to lounge. Fitted with a selection of wall and base units with roll-top work surfaces, gas hob with oven and extractor, single drainer sink, and central heating radiator.





First Floor Landing

Central heating radiator, double glazed window to side, and doors to bedrooms and bathroom.

Bedroom One – 11' 8" x 9' 9"

Double glazed window to rear, traditional wooden flooring, central heating radiator, and door to landing.

Bedroom Two – 9' 5" x 8' 6"

Double glazed window to front, traditional wooden flooring, built-in wardrobe, airing cupboard, and door to landing.

Family Bathroom

Fitted suite comprising panel bath with shower and screen, wash basin, and low flush WC. Also featuring an extractor fan, heated towel rail, part tiled walls, tiled flooring, and door to landing.

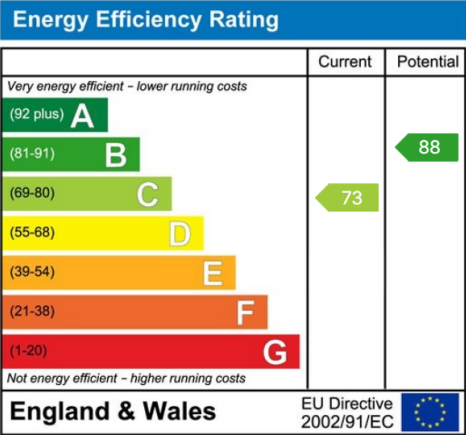
Front Area

Having car parking for two vehicles plus communal visitors, gate to rear. The colour and grey outside photo does not represent the boundary, please confirm with your conveyancer to the exact front parking areas and inclusion.

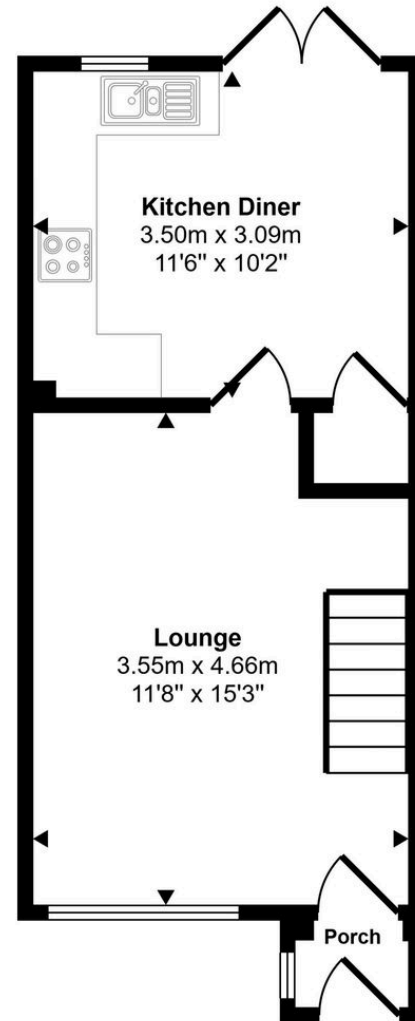
Rear Garden

Enclosed garden with dual paved patio areas, a selection of trees, plants and shrubs, gravelled area with stepping stones, water tap, security lighting, and gated access to the front.

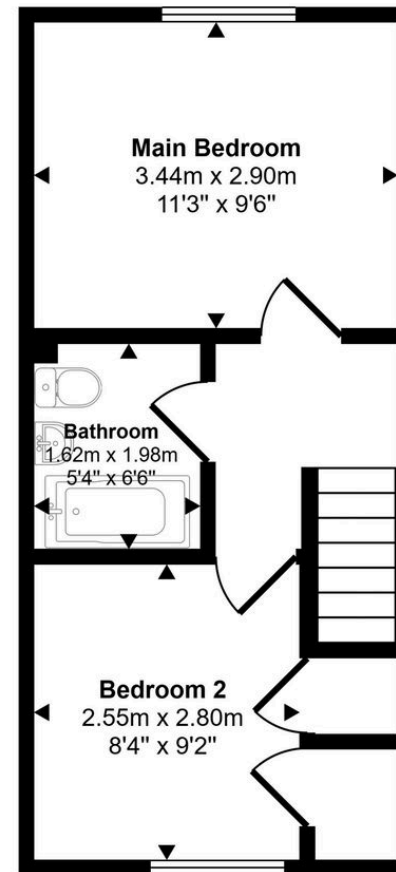




Approx Gross Internal Area
56 sq m / 607 sq ft



Ground Floor
Approx 29 sq m / 311 sq ft



First Floor
Approx 27 sq m / 296 sq ft