



Water Meadow Way, Wheaton Aston

Offers In Region Of £275,000

LEE COOKE

exp[®] UK

@ lee.cooke@exp.uk.com

leecooke.exp.uk.com

01785 526777 (Staffordshire)

01952 370777 (Shropshire)

01902 239777 (Wolverhampton)

Water Meadow Way, Wheaton Aston

NO UPWARD CHAIN IS AVAILABLE ON THE LOVELY SEMI DETACHED HOME - A MODERN 3 BEDROOM 2 BATHROOM HOME SET ON RURAL DEVELOPMENT - QUOTE PROPERTY REF LC1235

Lee Cooke Personal Estate Agents presents this chain-free, modern-build semi-detached home, situated in a wonderful rural setting within the ever-popular area of Wheaton Aston.

The property offers two allocated car parking spaces to the front, complete with an electric car charging point, and a rear garden with patio area.

Internally, the accommodation includes an entrance hall, ground floor guest WC, a spacious lounge, and a stylish fitted kitchen/diner. To the first floor, there are three bedrooms, including a master with en-suite, as well as a separate family bathroom.

This chain-free home also benefits from the remaining builder's warranties, giving added peace of mind.

Location & Area (Meet Our Community)

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 Hall

With a double-glazed door to the side, stairs rising to the first-floor landing, doors to various rooms, a pantry/storage cupboard, and central heating radiator.

Lounge

4.78m x 3.73m (15'8" x 12'3")

A bright and spacious living area with a double-glazed window to the front enjoying countryside views, two central heating radiators, and door leading back to the hall.

Ground Floor Guest WC

Fitted with a low flush WC and pedestal washbasin, central heating radiator, and door to the hall.





Kitchen/Diner

4.78m x 3.38m (15'8" x 11'1")

A modern fitted kitchen with a range of wall and base units, roll-top work surfaces, and a 1½ bowl sink unit with drainer. Integrated appliances include a gas hob with electric oven and extractor hood, with plumbing for a washing machine. Spotlights to the ceiling, double-glazed window to the rear, and double-glazed French doors opening to the patio and rear garden. Central heating radiator.

Bedroom One

3.51m x 3.4m (11'6" x 11'2")

Double bedroom with two fitted wardrobes, laminate flooring, central heating radiator, and double-glazed window to the rear. Door to en-suite.



En-Suite

Fitted suite comprising walk-in shower, pedestal washbasin, and low flush WC. Double-glazed window to the side, central heating radiator, extractor fan, shaving point, and part tiled walls.

Bedroom Two

3.76m x 2.13m (12'4" x 7'0")

Double bedroom with double-glazed window to the front, central heating radiator, and door to landing.

Bedroom Three

3.81m x 2.57m (12'6" x 8'5")

Double bedroom with built-in mirrored wardrobes, laminate flooring, central heating radiator, and double-glazed window to the front with countryside views.



Family Bathroom

Modern fitted suite comprising panelled bath with shower over and screen, pedestal washbasin, and low flush WC. Extractor fan, part tiled walls, central heating radiator, and double-glazed window to the side.

Front Garden

Off-road parking for two vehicles with electric car charging point, small lawned area, and gated side access. Open canopy to the front door.

Rear Garden

A good-sized enclosed garden with lawned area, paved patio for entertaining, storage shed, and panel fencing.

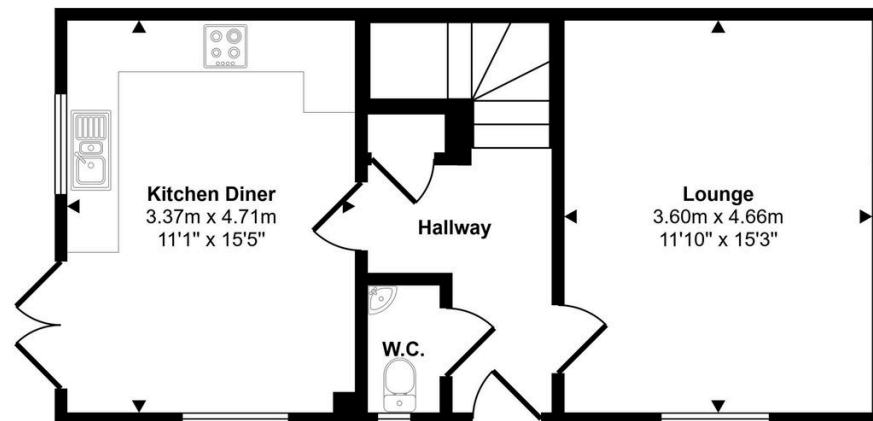




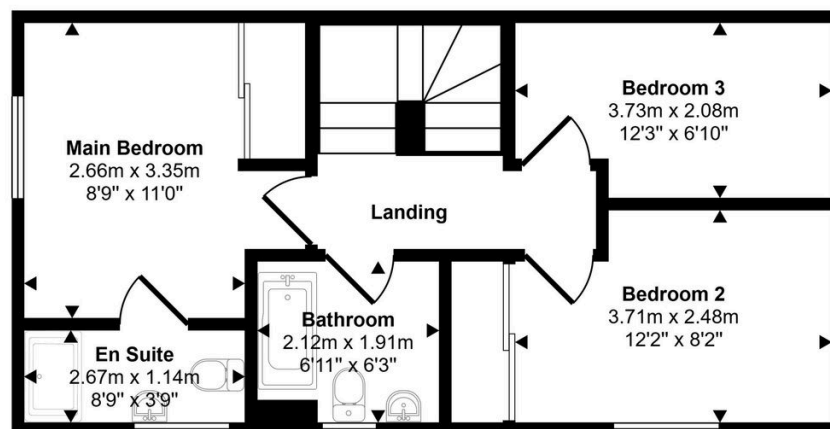
Agents Notes:

Lee Cooke Personal Estate Agents strongly recommend viewing to fully appreciate this **chain-free, ready and available now, modern-build semi-detached home**. The property also benefits from **remaining builder's warranties** (subject to confirmation with your property conveyancer).

Approx Gross Internal Area
89 sq m / 957 sq ft



Ground Floor
Approx 44 sq m / 476 sq ft



First Floor
Approx 45 sq m / 481 sq ft