



Bridge Croft, Off- Long Street, Wheaton Aston

Offers In Region Of £310,000

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Bridge Croft, Off- Long Street, Wheaton Aston

Lee Cooke Personal Estate Agents is delighted to present this beautifully presented COUNTRYSIDE modern semi-detached home, situated in the ever-popular village of Wheaton Aston.

Enjoying a sought after cul-de-sac location on the edge of scenic countryside, the property offers excellent kerb appeal with ample off-road parking to the front and a pleasant, enclosed garden to the rear –ideal for outdoor relaxation or entertaining.

Internally, the accommodation comprises an inviting entrance hall, a convenient ground floor guest WC, a comfortable lounge, and a stylish entertainment kitchen/diner with space for both cooking and socialising.

To the first floor, there are three well-proportioned bedrooms, including a master bedroom with its own en-suite shower room, alongside a modern fitted family bathroom.

This property represents an excellent opportunity for buyers seeking a modern home in a desirable village setting.

Location & Area

Conveniently positioned just a stone's throw from the popular Hartley Arms public house and the scenic Wheaton Aston canal, the property enjoys easy access to both local hospitality and tranquil waterside walks. 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





Entrance Hall

Accessed via a double-glazed composite front door with open canopy porch. Features include a decorative ceiling spotlight, stairs to the first floor landing, a feature decorative beam, and a central heated radiator. Doors lead through to the lounge and ground floor guest WC.

Lounge

4.17m x 4.14m (13'8" x 13'7")

A well-presented reception room with a feature decorative beam, double-glazed window to the front elevation, central heated radiator, and door access into the entertainment kitchen/diner.

Ground Floor Guest WC

Fitted with a modern suite comprising a low flush WC and wall-mounted wash basin, complemented by a heated towel rail, extractor fan, ceiling spotlights, and door access to the hall.





Entertainment Kitchen/Diner

4.09m x 5.05m (13'5" x 16'7")(max)

A stylish and spacious open-plan kitchen/dining area, perfect for modern living and entertaining. Offering a fantastic selection of fitted wall and base units with quartz work surfaces, a one-and-a-half bowl sink unit with drainer, and integrated appliances including oven, hob with extractor, fridge freezer, and dishwasher. Plumbing for a washing machine is also provided. Natural light floods the space via double-glazed French doors and additional windows overlooking the rear garden.

Bedroom One

3.35m x 2.97m (11'0" x 9'9")

Double glazed window to the front, feature decorative oak-effect beam, central heated radiator, built-in wardrobes, door to the first-floor landing and door to ensuite.

Ensuite

Accessed via Bedroom One. Double glazed window to the front, spotlights to the ceiling, extractor fan, fitted suite comprising low flush WC, wall-mounted wash basin, walk-in shower area, part tiled walls, heated towel rail and door to the first-floor landing.

Bedroom Two – 10'5" x 9'3" (max)

Double glazed window to the rear, central heated radiator and door to the landing.

Bedroom Three

3.2m x 2.97m (10'6" x 9'9")

Double glazed window to the front, central heated radiator and door to the landing.

Family Bathroom

Fitted suite comprising panel bath with shower and screen over, wall-mounted wash basin, low flush WC, extractor fan, spotlights to the ceiling, part tiled walls and door to the first-floor landing.

Front Garden

Off-road parking to the front with pathway leading to the main entrance and gated access to the rear garden.

Rear Garden

Paved patio area with steps leading to a lawned garden, bordered by trees, plants and shrubs. External light, power point and water tap included.

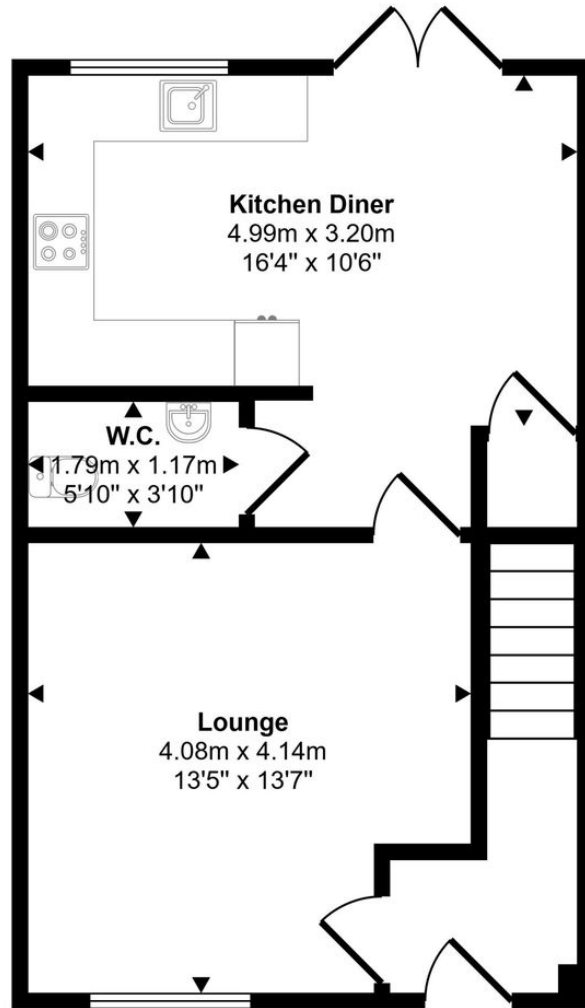




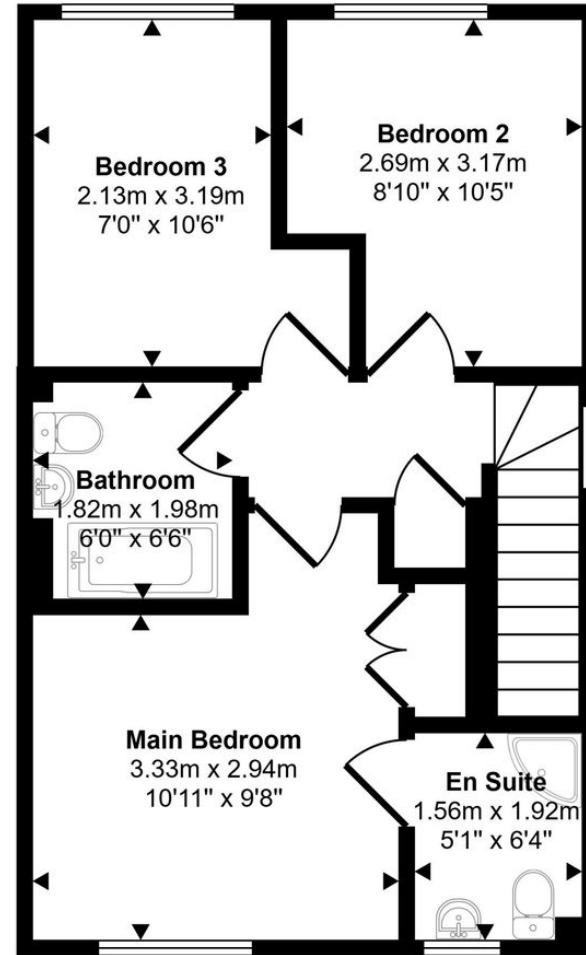
First Floor Landing

Loft access, stairs descending to the ground floor, double glazed window to the side elevation, doors leading to various rooms and a storage cupboard.

Approx Gross Internal Area
84 sq m / 908 sq ft



Ground Floor
Approx 42 sq m / 454 sq ft



First Floor
Approx 42 sq m / 454 sq ft