



Plot 5, Ivetsey Mews, Ivestey Bank, Wheaton Aston

Offers In Region Of £385,000

LEE COOKE

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## Plot 5, Ivetsey Mews, Ivestey Bank, Wheaton Aston

**PLOT 5 - A BEAUTIFULLY DESIGNED AND HIGHLY DECEPTIVE BRAND NEW 3/4 BEDROOM SEMI DETACHED FAMILY HOME WITHIN A RURAL LOCATION- QUOTE REF LC1235**

**Lee Cooke eXp Personal Estate Agents presents** a selection of brand new luxury homes conveniently located for Wheaton Aston, Brewwood and Bishops Wood.

**THIS HOME COMES WITH A DETACHED GARAGE AND PARKING TO SIDE.**

The ground floors feature beautiful breakfast kitchens with integrated appliances, spacious lounge diner with feature bi-folding doors, guest cloaks/WC.

Over the first and second floors are a selection of 3/4 bedrooms (which includes the whole second floor area complete with its own master 27 foot bedroom and ensuite), along with a family bathroom on the first floor. INCLUDES A 10 YEAR WARRANTY.

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### Entrance Hall

Featuring a double-glazed composite entrance door, alarm panel, wall-mounted consumer unit, oak internal doors and staircase with handrail and spindles to the first floor. Includes ceiling spotlights and a central-heated radiator.

### Guest WC

Stylish fitted suite with **GEBERIT WC**, wall-mounted wash basin, heated towel rail, extractor ventilation system and oak internal door.

### Breakfast Kitchen – 11'4" x 8'3"

Offering a beautifully designed range of fitted wall and base units with modern square-edge worktops. Includes one-and-a-half bowl sink with feature tap and a full suite of **integrated appliances**: fridge/freezer, dishwasher, washing machine, Grundig oven, induction hob and extractor. Double-glazed window to the front, spotlights and air-circulation system.





### Family Lounge

A generous living space with soundproof bi-folding doors to the rear garden. Includes a Worcester boiler cupboard, oak door to hallway, aerial point, dual radiators, spotlights and air-purification/ventilation system.

### Landing

With stairs from the ground floor and additional stairs to the second floor. Features thermostatic control panel, storage cupboard, smoke alarm, spotlights and oak doors to all rooms.

### Bedroom Two

Rear-facing with two soundproof double-glazed windows, oak door, radiator, aerial point and ventilation.

### Bedroom Three

Front-facing with soundproof double-glazed window, radiator, aerial point and ventilation.

### Bedroom Four / Study

Front-facing with soundproof double-glazed window, radiator, telephone point, aerial point, ventilation system and oak door. *Please confirm intended usage with your conveyancer.*

### Family Bathroom

Appointed with a **GEBERIT integrated WC**, panel bath with shower screen, wall-mounted basin, tiled walls and floor, extractor fan, heated towel rail and oak door.

### Second Floor – Master Suite

*(Viewing is highly advised)*

An entire-floor private suite measuring **32'0" x 12'8" max / 9'7" min** offering feature dual-aspect soundproof windows with field views. Includes two radiators, thermostatic control panel, mechanical air-circulation purification system, oak door to landing, large storage cupboard and spotlights.

### Master Ensuite

Complete with a **GEBERIT integrated toilet**, vanity-mounted wash basin, walk-in shower, heated towel rail, shaving point, part-tiled walls and mechanical ventilation.





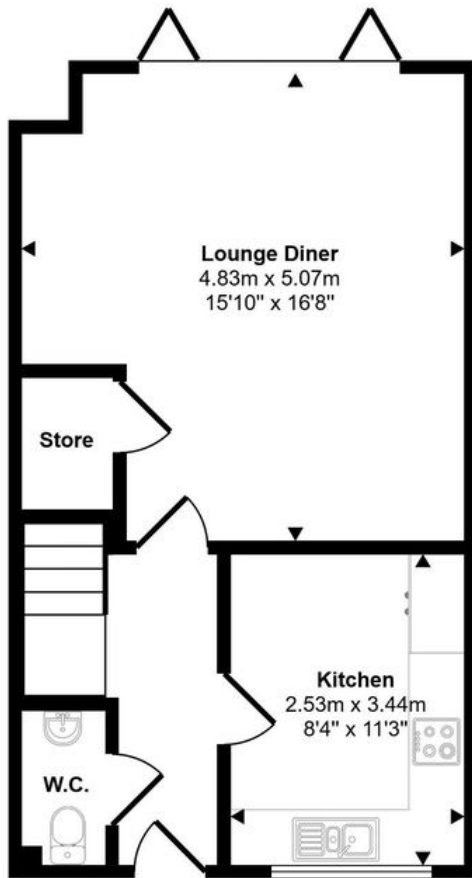
### External Features (Plot 5 – with Detached Garage)

- Private front garden with lawn, planting, external power points and pathway access
- Side gate leading to the rear garden
- Rear lawn, paved patio, external power point and water tap
- **Two allocated parking spaces**
- **Detached garage positioned to the side** with remote-controlled electric door, upper storage area, internal lighting and power

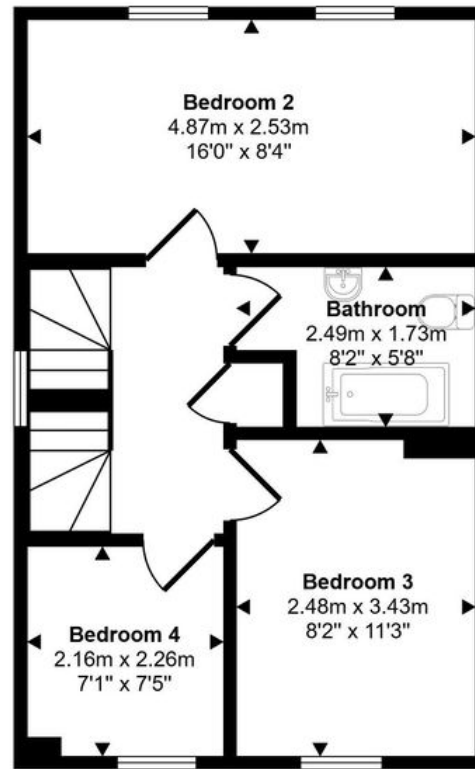
### ADDITIONAL FEATURES (All Plots)

- 10-Year Builders Warranty
- Sewerage Treatment System
- Flow-Gas Metered On-Site Tank (*no standing charge*)
- Internal Air Purification & Circulation System

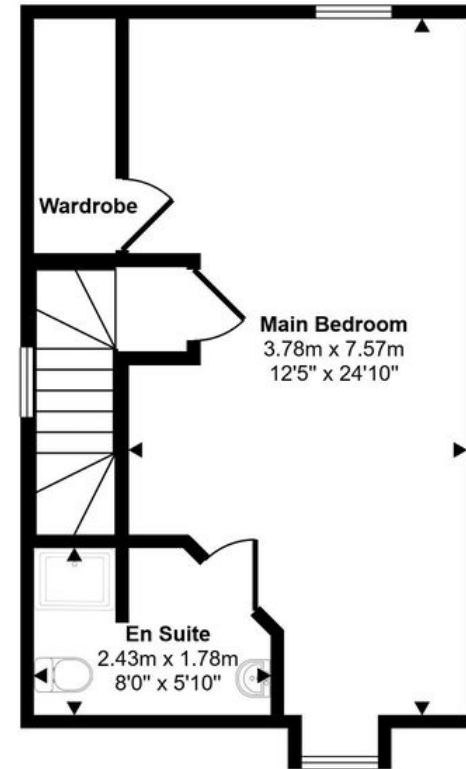
Approx Gross Internal Area  
132 sq m / 1419 sq ft



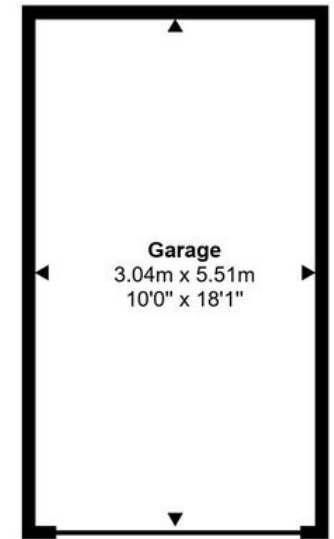
Ground Floor  
Approx 41 sq m / 441 sq ft



First Floor  
Approx 39 sq m / 415 sq ft



Second Floor  
Approx 36 sq m / 383 sq ft



Garage  
Approx 17 sq m / 180 sq ft