



Greenhill Lane, Wheaton Aston

£370,000

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## Greenhill Lane, Wheaton Aston

A deceptively spacious detached family home occupying a generous corner plot in the highly sought-after rural village of Wheaton Aston.

This versatile property offers excellent scope for extension, subject to the necessary planning permissions. Externally, it benefits from off-road parking, a detached garage, attractive gardens to the front, side, and rear, along with additional land to the side enhancing its appeal.

Internally, the accommodation comprises an entrance porch and hallway, a generous lounge with an open-plan dining area, a well-appointed fitted kitchen, and a sunroom overlooking the rear garden. The first floor features FOUR well-proportioned bedrooms and a fitted family bathroom. The home owner advises us they own the solar panels and battery and are included within the sale.

For more information or to arrange a viewing, please contact Lee Cooke Personal Estate Agents.

### Location & Area

Located on a generous corner plot on the junction of Greenhill Lane and Marston Road, in the sought-after 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 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 can be found in nearby towns including Telford, Cannock, Wolverhampton, Stafford, Penkridge, Newport, Codsall, and Brewood.







## Entrance Porch

Double glazed door to front access, double glazed window to side and door to entrance hall.

## Entrance Hall

Door leading to porch, stairs to landing, storage cupboard, doors leading to various rooms and stairs to first floor landing.

## Ground Floor Guest WC

Low flush toilet, wall mounted wash basin and door leading to hall.









## Lounge

14' 3" x 13'

Electric fire with fitted surround, opening leading to dining room, double glazed window to front, door leading to hall and central heated radiator.

## Dining Room/ Sitting Room

12' 3" x 11' 2"

Double glazed window to rear, central heated radiator and door leading to kitchen.

## Sun Room

8' 1" x 8' 4"

Double glazed patio doors leading to rear, double glazed windows overlooking rear garden and door leading to kitchen.



## Kitchen

12' x 9'

Double glazed window to side, doors leading to various rooms, selection of wall and base units with roll top work surfaces, plumbing for washing machine, central heated radiator and single drainer sink.

## Front Garden

Off-road parking to front with bordering hedge, selection of trees, plants and shrubs and gated access leading to rear.

## Rear Garden

Generous corner plot rear garden with bordering brick-built wall, paved patio area, greenhouse, lawned area, selection of trees, plants & shrubs and side access with further paved area.



## Room to side

Situated to the right hand side to the front of the property with a storage shed, gate leading to front access, water tap and this area has extension possibilities subject to relevant permissions.

## Garage

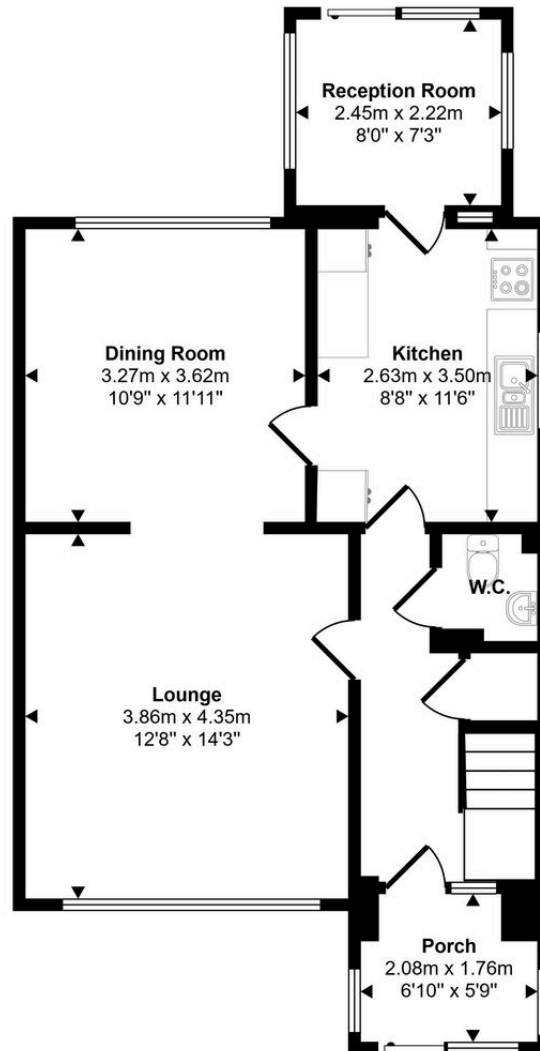
16' 6" x 9'

Double glazed door leading to side and up and over door to front access.

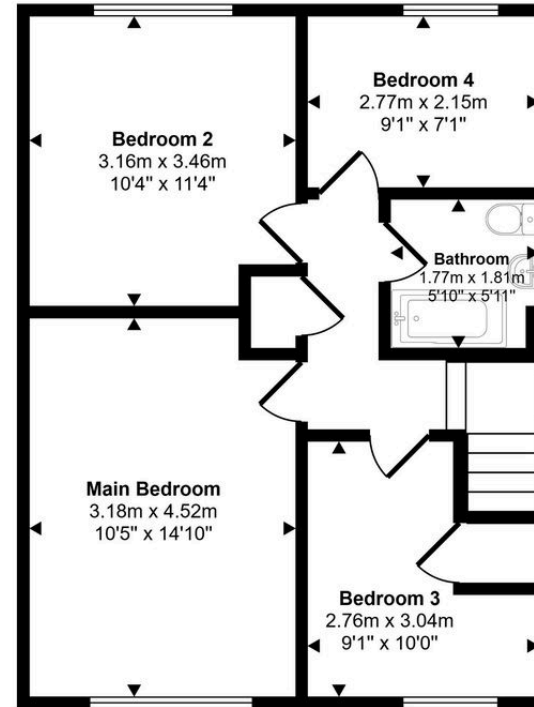




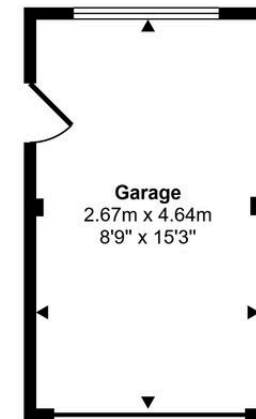
Approx Gross Internal Area  
121 sq m / 1302 sq ft



Ground Floor  
Approx 59 sq m / 632 sq ft



First Floor  
Approx 50 sq m / 537 sq ft



Garage  
Approx 12 sq m / 133 sq ft