



Connells

Cuttlestone Court Frog Lane
Wheaton Aston Stafford



Property Description

Connells Award Winning Estate Agents are recommending viewing to fully appreciate this highly deceptive three story modern luxury and elegant detached family home situated in a private cul-de-sac location.

Externally this property has ample off road parking to front with spacious garage and a wonderful entertainment low maintenance rear garden.

Internally the property has an entrance hall, ground floor guest wc, lounge with feature log burner, fantastic open plan entertainment kitchen diner with adjoining sitting room/ orangery, fitted utility area. The first and second floor has a selection of four double bedrooms, two study landing areas, two refitted en-suite shower rooms and a luxury refitted family bathroom.

The property has mains gas, electricity and drainage, fitted alarm system, fantastic selection of integrated appliances within the kitchen area, Worcester boiler and cat 5 Internet system.

Location And Area

Situated near the popular Wheaton Aston a rural village offering fantastic commuting access to the M54 and adjoining M6 motorways. A charming village situated between Telford, Wolverhampton, Cannock and Stafford. Within this lovely village and surrounding areas there are a fantastic selection of local schools. Also within Wheaton Aston are two public houses including the popular Hartley Arms set along a beautiful picturesque canal, perfect for ramblers. Also nearby within Wheaton Aston is a sports and social club, a selection of parks, Indian restaurant, chemist and Doctors.

Entrance Hall

Double glazed composite door to front access, fitted alarm panel with alarm systems, stairs to first floor landing, storage cupboard, central heated radiator, doors to various rooms.

Guest Wc

Double glazed window to front, low flush toilet, pedestal wash basin, central heated radiator, door to hallway.

Family Lounge

17' into bay x 13' 6" (5.18m into bay x 4.11m)

Double glazed bay window to front, door leading to the entertainment kitchen diner, feature log burner, door leading to entrance hall, two double glazed windows to side, carbon monitor, central heated radiator.

Entertainment Kitchen Diner

20' 1" x 16' 1" (6.12m x 4.90m)

Opening to the orangery/ sitting room, door to utility, door to entrance hall, door to main lounge, fantastic selection of fitted wall and base units with complimentary centre matching island and oak work tops, part brick effect tiled walls, smoke alarm, central heated radiator, feature double glazed bifolding doors to rear garden, entertainment patio area, spotlights to ceiling, integrated appliances which include hot point, induction hob, double oven, extractor, further integrated appliances which includes a fridge freezer, dishwasher and one and a half drainer sink unit.

Orangery/ Sitting Room

15' max x 13' (4.57m max x 3.96m)

Two double glazed windows to side, feature double glazed bifolding doors leading to the entertainment patio area, opening to kitchen, part feature vaulted ceiling with feature window, spotlights to ceiling and central heated radiator.

Utility

8' 5" x 6' 1" (2.57m x 1.85m)

Double glazed door to side, access, double glazed skylight, door to garage, door to kitchen, selection of fitted wall and base units with oak worktops and central heated radiator.

Study area First Floor Landing

Stairs to second floor, stairs to the ground floor, doors to various rooms, storage cupboard, double glazed window to front, smoke alarms, central heated radiator.

Bedroom Two

12' 4" max narrowing to 10' 2" min x 13' 7" (3.76m max narrowing to 3.10m min x 4.14m)

Double glazed window to front, door to first floor landing, door to en-suite, central heated radiator.

En-Suite

Refitted suite with a low flush toilet, wash basin set in a vanity unit, walk in shower area, double glazed window to side, door to bedroom two, heated towel rail, tiled floor, tiled walls, spotlights to ceiling.

Bedroom Three

12' x 14' (3.66m x 4.27m)

Double glazed window to rear, door to first floor landing, built in mirrored wardrobes, central heated radiator.

Bedroom Four

16' 1" into wardrobes x 11' (4.90m into wardrobes x 3.35m)

Double glazed window to rear, door to first floor landing, built in mirrored wardrobes, central heated radiator.

Family Bathroom

Double glazed skylight to rear, double glazed window to front, door to first floor landing, refitted bathroom suite with a feature roll top free standing bath, low flush toilet, selection of wall storage cupboard, wash basin set in a vanity unit, tiled floor, part tiled walls, extractor fan, spotlights to ceiling, shaving point, heated towel rail.

Second Floor Landing

Double glazed window to side, door to dressing area and bedroom one, stairs to the first floor landing, smoke alarm.

Bedroom One

16' 3" x 11' (4.95m x 3.35m)

Double glazed window to rear, two double glazed windows to side, central heated radiator, opening to dressing area.

Dressing Area

16' 1" x 5' 6" (4.90m x 1.68m)

Door to second floor landing/ study area, central heated radiator, opening to bedroom one, double glazed window to front.

En-Suite

Double glazed window to side, refitted suite with a walk in double shower cubicle, wash basin set in a vanity unit, low flush toilet, feature wall storage cupboards, LED mirror lighting, extractor fan, heated towel rail, tiled floor, tiled walls, spotlights to ceiling.

Outside Front

Cobbled pathway to front entrance with an open canopy area, gate to rear access, wall lighting and off road parking, communal area with stable style gate to the main entrance.

Outside Rear

Having a wonderful and low maintenance entertainment rear garden with sleeper log edging boarders and a selection of plants and shrubs, gravelled/ pebbled areas, entertainment sandstone patio area, power point, open canopy area, water tap, garden lighting, gate to front access.

Garage

20' x 9' 6" (6.10m x 2.90m)

Wall mounted Worcester boiler with adjoining cylinder, door to utility area, up and over door to front access.

Agents Note

Lee Cooke Senior Local Director at Connells Wolverhampton is recommending viewing to fully appreciate this highly deceptive and three story detached family home on offer. The current home owners have spent a great amount of time and effect making sure this property is finished and is designed to a very high standard.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: B

view this property online [connells.co.uk/Property/WVH328375](https://www.connells.co.uk/Property/WVH328375)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH328375 - 0003