



DOUBLE DETACHED GARAGE TO REAR

Connells

Coach Gardens
Wheaton Aston Stafford

Coach Gardens Wheaton Aston Stafford ST19 9NZ

for sale offers over
£475,000



Property Description

Connells Award Winning Estates in Wolverhampton is offering for sale a beautifully presented and highly deceptive corner plot modern detached family home situated in the ever sought after village of Wheaton Aston. For further details on this delightful and spacious family home please contact Connells.

Externally this delightful family home has a large frontage, pleasant rear gardens with a DOUBLE DETACHED TWO STOREY GARAGE and off road parking to rear. Internally the welcoming entrance porch has a feature vaulted ceiling and access leading to the main entrance hall. Throughout the ground floor are a fantastic selection of rooms to include the main family lounge with a separate family sitting room which adjoins the wonderful open plan entertainment kitchen diner with separate utility and guest wc. The first floor has a large study area landing, a selection of four spacious bedrooms, fitted family bathroom and two further en-suite shower rooms.

The Location & Area

Situated in the ever sought after rural village of Wheaton Aston which offers fantastic commuting access to the A5 with links the M54 and M6 motorways. Wheaton Aston has a number of convenience stores, hair/beauty salon, community martial arts, two public houses, community centre, garage and popular school. There are a further selection of local schools and popular shopping within neighbouring villages which includes Newport, Telford, Shifnal, Penkridge, Codsall, Brewood and Wolverhampton.

Entrance Porch

Double glazed to front access, door to front access, feature vaulted ceiling, tiled flooring, door to entrance hall.

Entrance Hall

Door to entrance porch, stairs with handrail and spindles leading to first floor landing, doors to various rooms, tiled floor, central heating radiator.

Ground Floor Guest Wc

Double glazed window to front, low flush toilet, wash basin set in a vanity unit, tiled flooring, extractor fan, central heating radiator, door to entrance hall.

Lounge

19' 4" x 14' 1" (5.89m x 4.29m)

Double glazed french doors with side view windows leading to the rear entertainment patio area, double glazed window to front, gas fire with brick built surround, two central heating radiators, door to entrance hall.

Family Sitting Room

12' 4" x 11' 6" (3.76m x 3.51m)

Double glazed window overlooking the rear garden, central heating radiator, tiled flooring, opening leading to the entertainment kitchen diner, door to entrance hall.

Entertainment Kitchen Diner

14' 8" x 12' 4" (4.47m x 3.76m)

Double glazed door and window overlooking the rear garden, opening leading to the family sitting room, door to utility, a fantastic selection of refitted wall and base units designed by the popular "Day Rooms", under unit lightning, integrated appliances to including dishwasher, fridge and freezer, one and half drainer sink unit, tiled flooring, spotlights to ceiling, extractor fan.



Utility

6' 7" x 6' 7" (2.01m x 2.01m)

Double glazed window to front, a selection of fitted wall and base units with roll top work surfaces, one and half drainer sink unit, wall mounted Worcester boiler, extractor fan, central heating radiator, tiled floor.

Study Area Landing

Double glazed window to front, airing cupboard, loft access, stairs with handrail and spindles leading to ground floor, doors to various rooms.

Bedroom One

14' 2" into wardrobes x 12' 3" (4.32m into wardrobes x 3.73m)

Double glazed window to rear, central heating radiator, built-in wardrobes, door to en-suite, door to first floor landing.

En-Suite One

Double glazed window to front, fitted suite with a walk-in shower area, wash basin set in a vanity unit, low flush toilet, spotlights to ceiling, extractor fan, shaver point, part tiled walls, feature Karndean flooring, central heating radiator, door to Bedroom One.

Bedroom Two

12' 4" x 9' max into wardrobes (3.76m x 2.74m max into wardrobes)

Double glazed window to rear, central heating radiator, built-in wardrobes, door to en-suite, door to first floor landing.

En-Suite Two

Double glazed window to front, fitted suite with a walk-in shower area, pedestal wash basin, low flush toilet, spotlights to ceiling, extractor fan, shaver point, part tiled walls, feature Karndean flooring, central heating radiator, door to Bedroom One.

Bedroom Three

12' 5" x 8' 6" (3.78m x 2.59m)

Double glazed window to rear, central heating radiator, door to first floor landing.

Bedroom Four

9' x 8' 9" (2.74m x 2.67m)

Double glazed window to front, central heating radiator, door to first floor landing.

Family Bathroom

Double glazed window to front, feature roll top bath with mixer tap, wash basin set in a vanity unit, low flush toilet, feature heated towel rail, feature Karndean flooring, part tiled walls, spotlights to ceiling ,extractor fan, door to first floor landing.

Outside Front

Having a bordering laurel hedge with brick built entry pillars and wall, pathway leading to the main front entrance, lawned area, selection of trees, plants and shrubs, gate to leading to rear access.

Outside Rear

Gate leading to rear access, bordering brick built wall with fencing, lawned area, pergola with paved patio, access to garage, access to rear entrance, water tap, rear off road parking.

Double Detached Garage

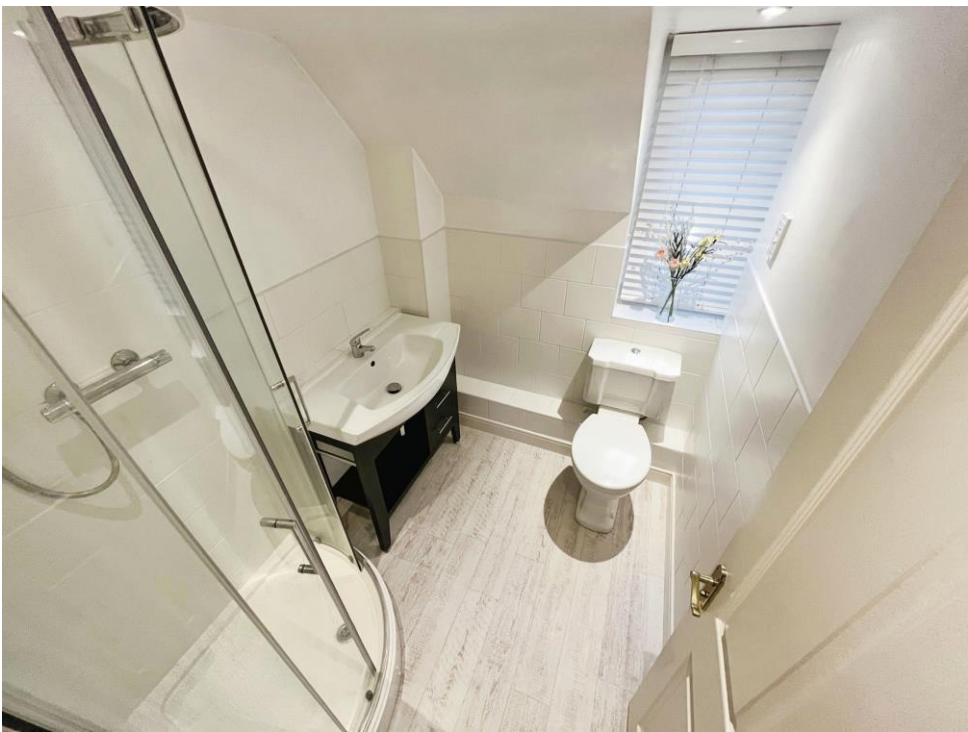
17' 5" x 17' (5.31m x 5.18m)

Two up and over doors leading the rear parking area, door to main garden area, pull down ladders leading to the upper storage area, lighting.

Agents Note

Lee Cooke, Senior Local Director at Connells recommends viewing to fully appreciate this beautifully presented and highly deceptive corner plot detached family home on offer.

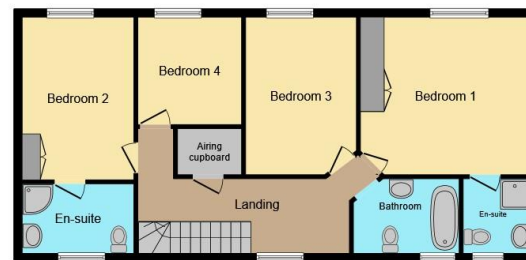




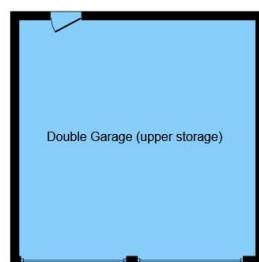




Ground Floor



First Floor



Garage



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

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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH328889



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