



Connells

Fair View Court
Wheaton Aston Stafford

Fair View Court Wheaton Aston Stafford ST19 9RB

for sale offers in the region of
£595,000



Property Description

A beautifully presented and showhome styled family home set on an exclusive and private cul-de-sac development with remote control gated entry. The property benefits from having NO ONWARD CHAIN.

Externally this stylish family home has pleasant front and rear gardens with ample off road parking and generous double garage. Internally this superb home comprises pleasant entrance hall, a spacious 19ft lounge with feature fireplace, sitting room/office, generous dining room with french doors leading into the extended orangery. The ground floor also has a ground floor guest wc and an outstanding refitted open plan family entertainment dining kitchen offering a selection of integrated appliances and a separate fitted utility. The first floor has a fantastic selection of four double bedrooms, with the master having its own dressing area, master en-suite and walk-in wardrobe. There is also a further en-suite and walk-in wardrobe along with a lovely fitted family bathroom.

Viewing is highly recommended to appreciate the homeowners choice of decor and design this property has to offer.

The Location & Area

Situated in the popular Wheaton Aston, a rural village offering fantastic commuting access to the M54 and adjoining M6 motorways. Within this lovely village and surrounding areas there are a fantastic selection local, popular and desirable schools. Wheaton Aston has a doctors surgery with pharmacy, community centre and church, two convenience stores, local garage, two popular public houses which includes the canalside Hartley Arms and the Coach & Horses. Neighbouring areas such as Newport, Penkridge, Wolverhampton, Telford and Cannock offers a further selection of shops. The McArthur Glen shopping outlet is just a short drive away.

Entrance Hall

Door to front access, feature Karndean flooring, two central heating radiators, storage cupboard, smoke alarm, coved ceiling, stairs to handrail and spindles leading to the first floor landing, doors to various rooms, fitted alarm system.

Ground Floor Guest Wc

Having a fitted suite with a low flush toilet, wash basin set in a vanity unit, Karndean flooring, central heating radiator, double glazed window to front, door to hall.

Lounge

19' 6" x 12' (5.94m x 3.66m)

Double glazed french doors with side view windows overlooking the rear garden, double glazed window to front, feature Karndean flooring, recently fitted feature log burner with Porcelanosa feature tiled hearth and flooring with oak mantle and recessed spotlights, two central heating radiators, door leading to hall.

Dining Room

17' 3" max x 10' 4" (5.26m max x 3.15m)

Double glazed french doors leading to the orangery, two central heating radiators, coved ceiling, Karndean flooring, gas log burner.

Sitting Room/ Office

12' 2" x 10' 5" (3.71m x 3.17m)

This area has various usage options. Double glazed window to rear, central heating radiator, feature Karndean flooring, door leading to hall, spotlights to ceiling.

Entertainment Kitchen Diner

23' 6" max x 13' 1" max (7.16m max x 3.99m max)

Double glazed window to front access, double glazed window and door leading to rear, door leading to utility, door leading to entrance hall, central heating radiator, coved ceiling, feature Karndean flooring, spotlights to ceiling. A beautifully and refurbished fitted kitchen with a wonderful selection of wall and base units with quartz work surfaces, further mixed quartz and oak work surfaces which include breakfast bar, centre island with a family dining table, a full selection of Bosch integrated appliances to including a fridge, freezer, dishwasher, dual double oven with integrated microwave, warming drawer and one and half drainer sink unit.



Utility

8' x 6' 5" (2.44m x 1.96m)

Door leading to garage area, door leading to the entertainment kitchen diner, double glazed window to rear, feature Karndean flooring, integrated sink unit, plumbing for washing machine, base units with quartz work surfaces.

Orangery

24' 2" x 11' (7.37m x 3.35m)

Viewing is highly recommended. A selection of bi-folding doors opening to the rear patio area, double glazed side viewing windows, feature Karndean flooring, double glazed french doors leading to the dining room, spotlights to ceiling, feature ceiling lantern.

First Floor Landing

Having a generous landing area with loft access, double glazed window, central heating radiator, smoke alarm, airing cupboard, doors leading to various rooms.

Bedroom One

15' x 17' (4.57m x 5.18m)

Two double glazed windows to front, Karndean flooring, two central heating radiator, vaulted ceiling, TV aerial point, opening leading to dressing area.

Dressing Area

Feature Karndean flooring, central heating radiator, double glazed window to front, opening leading to Bedroom One, door leading to en-suite, door leading to walk-in wardrobe.

En-Suite

Double glazed skylight to rear, fitted suite with a low flush toilet, wash basin set in a vanity unit, corner shower cubicle, wall storage, spotlights and extractor fan.

Walk-In Wardrobe

Skylight to rear, walk-in wall storage, central heating radiator, door leading to Bedroom One.

Bedroom Two

12' 2" x 12' 2" (3.71m x 3.71m)

Double glazed window to front, TV aerial point, feature Karndean flooring, central heating radiator, door leading to walk-in wardrobe, door leading to en-suite

Walk-In Wardrobe

Wall storage, door leading to dressing room.

En-Suite Two

Having a fitted suite with a walk-in shower cubicle, low flush toilet, pedestal wash basin, feature Karndean flooring, part tiled walls, double glazed window to rear, central heating radiator, extractor fan, wall mirror, door to landing.

Bedroom Three

14' 3" x 10' 7" (4.34m x 3.23m)

Double glazed window to rear, central heating radiator, built-in wardrobe, door to landing.

Bedroom Four

13' 4" x 10' 7" (4.06m x 3.23m)

Double glazed window to rear, central heating radiator, built-in wardrobe, door to landing.

Family Bathroom

Double glazed window to rear, a fitted suite with a low flush toilet, panelled bath, wash basin set in a vanity unit, central heating radiator, part tiled walls, extractor fan, feature Karndean flooring, door to reception landing area.

Outside Front

Having gated arched access leading to rear, cobbled off road parking area, wall lighting, open canopy, brick built entry wall with garden area.

Outside Rear

Having a part wrap around garden with pebbled area and stepping stones, wall lighted, gated access to front, a selection of trees, plants and shrubs, feature paved entertainment patio with bordering lawn.

Double Garage

17' 3" x 17' (5.26m x 5.18m)

Two up and over doors to front, double glazed door to rear access, door leading to utility and lighting.

Agents Note

Connells recommend viewing to fully appreciate this wonderful and highly deceptive modern family home. There is a small yearly maintenance charge for the entrance drive and bordering communal area.









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

view this property online connells.co.uk/Property/WVH325899

Tenure: Freehold



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