

for sale

guide price **£640,000**



Blink Bonnie Cottage Long Street Wheaton Aston Stafford ST19 9NF

"A HIGHLY DECEPTIVE THREE STOREY FAMILY RESIDENCE WITH SWIMMING POOL TO REAR"

Comprising gated off road parking, double detached garage, rear garden, three receptions, entertainment kitchen diner, utility, annex, SEVEN BEDROOMS (inc ground floor accommodation), 3 bathrooms, HEATED SWIMMING POOL



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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

The Location & Area

Set in the heart of the ever popular rural village of Wheaton Aston which offers fantastic commuting access to the M54 and M6 motorways along with the main A5. Within the village there is a selection of public houses just a stone's throw away as well as rural and canal side walks. There is also a number of convenience stores in the village as well as local schooling, doctors and pharmacy. Further shopping can be found within Newport, Telford, Wolverhampton, Cannock and Stafford.

Side Entrance

Door to front access, double glazed window to side, tiled flooring, central heating radiator, meter cupboard, door to utility area.

Utility Area

20' 8" x 4' min extending to 5' 1" max (6.30m x 1.22m min extending to 1.55m max)

Double glazed window to side, a selection of base units, roll top work surfaces, central heating radiator, plumbing for washing machine.

Entertainment Kitchen Diner

20' 9" x 11' (6.32m x 3.35m)

Double glazed window overlooking the rear garden, opening leading to utility, doors to various rooms, tiled flooring, central heating radiator, storage cupboard, a selection of fitted wall and base units with roll top work surfaces, hob, oven and extractor, spotlights to ceiling.



Lounge

20' 8" x 11' 6" (6.30m x 3.51m)

Double glazed window to front, door leading to the entertainment kitchen diner, door to inner entrance hall, wall mounted inset gas fire, two central heating radiators, coved ceiling.

Sitting Room

20' 8" x 10' 4" (6.30m x 3.15m)

Double glazed window to front, two central heating radiators, archway to dining room, door leading to inner hall.

Inner Hall

Doors to various rooms, stairs to first floor landing, storage cupboard.

Dining Room

15' 4" x 12' 5" (4.67m x 3.78m)

Double glazed french doors to rear, doors to various rooms, central heating radiator, archway leading to sitting room, spotlights to ceiling.

Bedroom Six (Ground Floor)

13' 9" x 12' 9" (4.19m x 3.89m)

This room has various usage options. Double glazed window to rear, central heating radiator, door to en-suite, door to dining room.

En-Suite

Double glazed window to front, walk-in shower area, wall mounted wash basin, low flush toilet, spotlights to ceiling, two wall heaters, tiled flooring.

First Floor Landing

Double glazed window to rear, stairs to ground floor, stairs to second floor, central heating radiator, loft access, doors to various rooms.

Loft Area

Having a large loft area with pull down ladders leading to first floor (ideal for conversion subject to relevant permissions).

Bedroom One

20' 9" x 10' 8" (6.32m x 3.25m)

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

En-Suite

Double glazed window to rear, walk-in shower area, low flush toilet, bidet, wall mounted wash basin, heated towel rail, central heating radiator, door to Bedroom One.

Bedroom Two

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

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

Bedroom Three

15' x 10' 3" into wardrobe (4.57m x 3.12m into wardrobe)

Double glazed window to front, central heating radiator, door to small study area with shelving and lighting, door to first floor landing.

Bedroom Four

15' 1" x 11' 6" (4.60m x 3.51m)

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

Family Bathroom

Double glazed window to front, low flush toilet, His & Hers wash basin a set in a vanity unit, bath with fitted shower and screen, extractor fan, heated towel rail, spotlights to ceiling, storage cupboard, tiled flooring, door to first floor landing.

Second Floor Landing

Double glazed window to rear, stairs to first floor, doors to various rooms.

Bedroom Five

24' x 10' 8" max narrowing to 9' min (7.32m x 3.25m max narrowing to 2.74m min)

With partial restricted head height. Double glazed skylight to rear, double glazed window to side, built-in storage, two central heating radiator, door to study area/potential Bedroom Seven, door to second floor landing,

Study Area (Potential Bed 7)

13' x 11' (3.96m x 3.35m)

With partial restricted head height. Double glazed skylight to rear, built-in storage, central heating radiator, double glazed window to side, door to Bedroom Five.

Outside Front

Having tarmac gated off road parking area to front with brick built entry pillars, bordering hedge, security lighting, access to rear, wooden side storage facility, car charging point.

Outside Rear

Having a spacious rear garden area, concrete print entertainment area, feature garden swing, barbecue canopy area, lawned area, selection of trees, plants and shrubs, security lighting, two water taps, wooden side storage facility.

Heated Swimming Pool

24' x 12' (7.32m x 3.66m)

Measurements to be confirmed. Concrete surrounding entertainment patio area.

Double Detached Garage

17' 3" x 18' 1" (5.26m x 5.51m)

Bifolding doors to front access, door and window to rear, lighting. The garage has conversion opportunities subject to relevant permissions.

Agents Note

This highly deceptive and substantial family detached home situated in the heart of the ever popular village of Wheaton Aston. Viewing is highly recommended appreciate the internal room sizes and accommodation this three storey property has to offer. The property has flexible living accommodation which includes a ground floor Bedroom which offers various usage options. There is a further attic area adjoining study with the conversion potential, subject to relevant building regulations.







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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Property Ref: WVH326910 - 0011

Tenure: Freehold

EPC Rating: D

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