



Connells

Bellbrook Bellhurst Lane
Wheaton Aston Stafford

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for sale offers in the region of
£580,000



Property Description

Here is your chance to purchase a beautifully presented modern style detached family home situated just off Ivetsy Road within a desirable and rural countryside location.

Externally this property has ample off road parking to front with gated entrance, front, side and rear gardens with storage sheds.

Internally there is an entrance hall, selection of three reception rooms which includes a large lounge, separate sitting room, dining room and a wonderful entertainment kitchen diner. The ground floor also has a utility and a ground floor guest wc. The first floor has a selection on FOUR BEDROOMS, two en-suites, separate family bathroom and a FEATURE WALK OUT TERRACE WITH COUNTRYSIDE VIEWS.

For further details please contact the Award Winning Connells in Wolverhampton.

Location And Area

Situated off Ivetsy Road which is conveniently located for Wheaton Aston centre, Bishops Wood, Brewood, Penkridge, Telford and Shifnal areas. A fantastic selection of local shopping public houses, eateries, doctors, dentists and sought after schools. The M54 and M6 motorways are also conveniently located in close proximity and further major towns are also within easy reach which includes Telford, Wolverhampton, Cannock and Newport areas.

Entrance Hall

Double glazed composite door to front access, coved ceiling, feature oak flooring, understairs storage offer, doors to various rooms, central heated radiator.

Ground Floor Guest Wc

Feature high flush toilet, feature wash basin, oak flooring, extractor fan, door to entrance hall.

Family Lounge

24' into bay x 11' 4" (7.32m into bay x 3.45m)

Double glazed bay window to front with feature window shutters, french doors leading to the entrance hall. french doors to dining area, coved ceiling, central heated radiator, electric fire with fitted surround.

Sitting Room

13' 8" into bay x 10' 6" (4.17m into bay x 3.20m)

Double glazed bay window to front, laminate floor, central heated radiator, door to hall.

Dining Room

15' 5" x 12' (4.70m x 3.66m)

French doors to lounge, double glazed french doors with double glazed windows overlooking the rear garden with feature window shutters, spotlights to ceiling, central heated radiator.

Entertainment Kitchen Diner

23' 3" x 15' Max narrowing to 9' Min (7.09m x 4.57m Max narrowing to 2.74m Min)

Selection of doors leading to various rooms, double glazed feature bifolds leading to the entertainment patio area, a wonderful selection of fitted wall and base units with quartz worktops, integrated wine racks, electric hob, oven and extractor, part tiled walls, spotlights to ceiling, single drainer sink.

Utility

5' 5" x 8' 1" (1.65m x 2.46m)

Double glazed door and double glazed window to rear, spotlights to ceiling, wall and base units with roll top worksurfaces, integrated sink, plumbing for washing machine, door to kitchen.

First Floor Landing

Stairs to the ground floor, loft access, doors to various rooms, central heated radiator.

Bedroom One

15' x 12' (4.57m x 3.66m)

Double glazed french doors leading to the roof terrace, double glazed window offering country side views to rear, built in wardrobes, central heated radiator, door to en-suite, door to first floor landing.

En-Suite

Double glazed window to rear, door to bedroom one, fitted suite with a panelled bath, walk in shower area, low flush toilet, spotlights and extractor fan.

Roof Terrace

Artificial lawned area, brick built wall with wrought iron fencing, beautiful country side views and access to bedroom one.

Bedroom Two

12' x 11' 4" (3.66m x 3.45m)

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

En-Suite

Walk in shower area, low flush toilet, pedestal wash basin, extractor fan, spotlights, heated towel rail, double glazed window to front, part tiled walls, tiled flooring.

Bedroom Three

10' 6" x 11' 6" (3.20m x 3.51m)

Double glazed window to front, central heated radiator, door to landing.

Bedroom Four

11' 4" x 9' 4" (3.45m x 2.84m)

Double glazed window to rear, built in wardrobe, central heated radiator, spotlights to ceiling, door to landing.

Family Bathroom

Feature free standing tub bath, his and hers wash hand basins, low flush toilet, heated towel rail, tiled floor, tiled walls, double glazed window to side, spotlights, extractor fan, shaving point, door to landing, fitted mirror.

Outside Front

Brick built entry wall with stable style double opening gates leading to the large gravelled car parking area and side access.

Side Garden

Large lawned area, selection of trees, plants and shrubs, wooden built workshop, access to the rear garden and feature pergola entertainment area.

Outside Rear

Paved patio area, lawned area, selection of trees plants and shrubs, access to the side of property and decked area.

Agents Note

Lee Cooke, Senior Local Director of Connells Wolverhampton is recommending viewing to fully appreciate this beautifully presented countryside detached home on offer.









Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/WVH329721

Tenure: Freehold



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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.

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