



Connells

Water Meadow Way
Wheaton Aston Stafford

Water Meadow Way Wheaton Aston Stafford ST19 9FJ

for sale offers over
£435,000



Property Description

The Award Winning Connells Wolverhampton branch are proud to welcome Water Meadow Way to the market. A modern and stylish four-bedroom detached family home located on a private road in the sought-after rural village of Wheaton Aston. This beautiful home benefits from 8 years remaining on the NHBC and boasts breathtaking field views.

Upon entering, you are greeted by a welcoming entrance hallway leading to a convenient ground floor wc. The spacious lounge boasts a bay window, providing ample natural light. The heart of the home lies in the stylish kitchen/diner, complete with integrated appliances for modern living and a practical utility room adds to the functionality of this space. Venturing upstairs, you will discover three double bedrooms and a further single fourth bedroom. The first floor also includes an en-suite shower room, offering privacy and comfort and a family bathroom to cater the rest of the family. Outside, a shared private road leads to the driveway, front garden, and garage, providing ample parking and storage options. The well-maintained rear garden offers a lovely retreat, ideal for relaxation or entertaining guests.

The Location & Area

Water Meadow Way presents an ideal opportunity to experience countryside living with all the comforts of a modern home. Don't miss the chance to make this property your own and enjoy the tranquillity of rural village life in Wheaton Aston. Call the Connells Wolverhampton branch today to book your viewing.

Approach

Setback on a private road behind a driveway, front garden, side gate and garage.

Entrance Hall

Radiator, stairs rising to the first floor, ceiling light point and doors leading to the ground floor WC, lounge and kitchen dining room.

Ground Floor Wc

Low flush wc, wash hand basin, ceiling light point, radiator and double glazed window to the side.

Lounge

17' into bay x 11' max (5.18m into bay x 3.35m max)

Double glazed window to the front, two radiators and ceiling light point.

Kitchen Diner

21' x 11' (6.40m x 3.35m)

Matching wall and base units with quartz worktops, inset one and a half sink and drainer with mixer tap, integrated combi oven, dishwasher, fridge and freezer, five ring gas hob with extractor hood above, ceiling spotlights, radiator, ceiling light point, storage cupboard, doors to the utility and hallway and double glazed French doors to the rear garden.

Utility

7' x 5' (2.13m x 1.52m)

Matching wall base units with larder cupboard, wall mounted boiler, plumbing point for washing machine, extractor fan, radiator and inset sink and drainer.



First Floor Landing

Loft access, radiator, storage cupboard housing water tank, ceiling light point and doors leading to all bedrooms and bathroom.

Bedroom One

12' max x 10' min (3.66m max x 3.05m min)
Double glazed window to the front, ceiling light point, radiator and built-in wardrobes with mirror sliding doors.

En-Suite Shower Room

Shower cubicle, low flush wc, wash hand basin with splashback tiles, radiator, extractor fan, double glazed window to the front and a shaver socket point.

Bedroom Two

11' x 10' (3.35m x 3.05m)
Double glazed window to the rear, ceiling light point, radiator and built wardrobe with mirrored sliding doors.

Bedroom Three

13' max x 8' 10" max (3.96m max x 2.69m max)
Double glazed window to the front, radiator and ceiling light point.

Bedroom Four

10' 10" max x 8' max (3.30m max x 2.44m max)
Double glazed window to the rear, radiator and ceiling light point.

Bathroom

Panelled bath with shower overhead, low flush WC, vanity wash hand basin, partly tiled walls, heated towel rail, extractor fan, ceiling spotlights and a double glazed window to the rear.

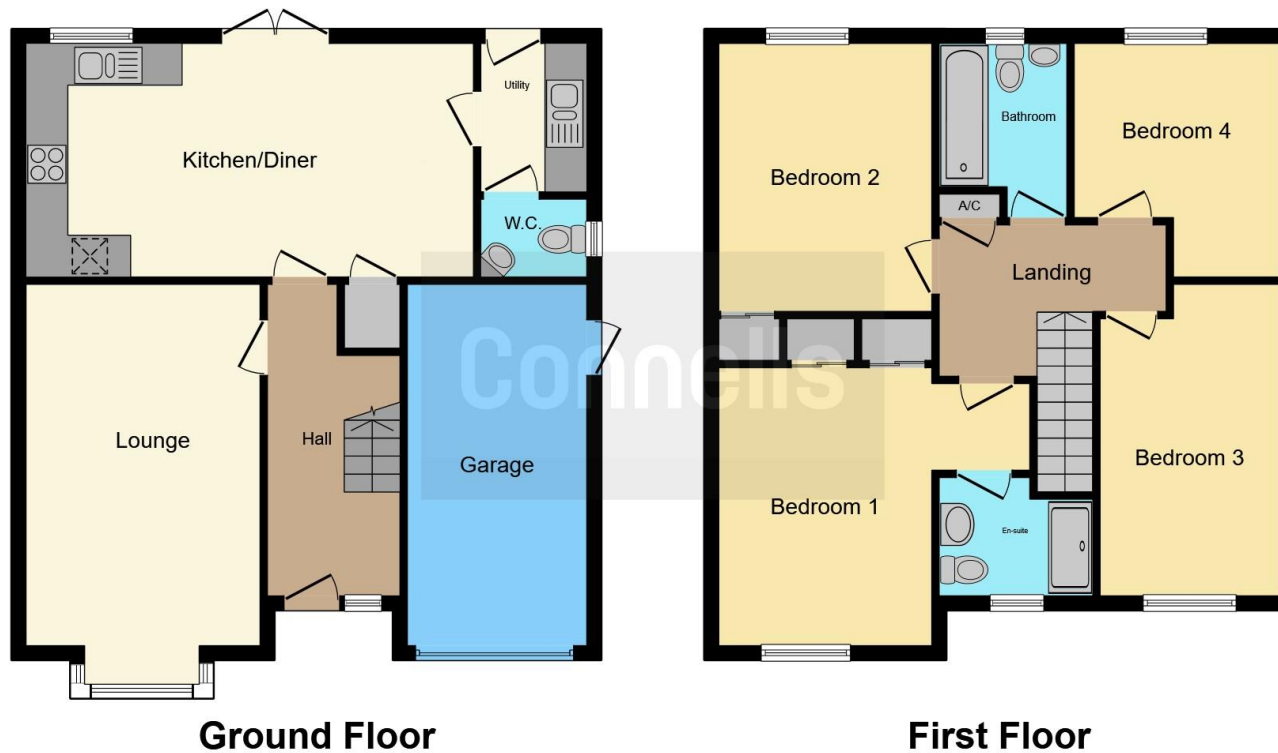
Outside Rear

Paved patio area with lawn and a further patio to the rear, side gate access and timber fencing.









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: B

view this property online connells.co.uk/Property/WVH328102

Tenure: Freehold



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