



**Connells**  
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**FOR SALE**

**Connells**

Greenhill Lane  
Wheaton Aston Stafford





### Property Description

Connells Award Winning Estate Agents in Wolverhampton are offering for sale this pleasantly presented detached family home situated in the ever sought after village of Wheaton Aston.

Externally the property is situated on a generous plot providing ample off road parking to front and a large rear garden with drinks entertainment area and detached garage to side.

Internally there is an entrance porch, entrance hall, generous lounge with adjoining dining area with bifolding doors, fitted kitchen, selection of FOUR BEDROOMS and a fitted family bathroom.

For further details contact Connells.

### Location And Area

Situated in the ever sought after village of Wheaton Aston which offers fantastic commuting access to the M54 and M6 motorways. Fantastic shopping can be found within Neighbouring areas which includes Penkridge, Codsall, Wolverhampton, Telford and Newport. Popular schooling can be found nearby and there is a selection of shops and public houses as well as a pharmacy, doctors, garage service station all within close proximity.

### Entrance Porch

Double glazed door and windows to front access ,door to hall, tiled flooring.

### Entrance Hall

Storage cupboard, stairs to first floor landing, door to porch, laminate floor, central heated radiator, doors to various rooms.

### Ground Floor Guest Wc

Door to hall, low flush toilet, wall mounted wash basin.

### Lounge

14' 7" x 13' 1" ( 4.45m x 3.99m )

Double glazed window to front, french bifolding doors to dining area/ sitting room, central heated radiator, door to hall, fire with surround.

### Dining Room/ Sitting Room

12' 3" x 11' ( 3.73m x 3.35m )

Double glazed french doors with side view windows overlooking the rear garden, bifolding doors leading to lounge, door to kitchen, central heated radiator.

### Kitchen

12' x 8' 9" ( 3.66m x 2.67m )

Double glazed door to rear access, double glazed window to side, door to entrance hall, selection of fitted wall and base units with complimentary breakfast bar, electric oven, hob and extractor with integrated microwave. One and a half ceramic sink, part brick effect tiled walls, tiled flooring, spotlights to ceiling.



## First Floor Landing

Loft access, airing cupboard, housing central heated radiator, double glazed window to side, ground floor and doors to various rooms.

## Bedroom One

15' 8" x 10' 7" ( 4.78m x 3.23m )

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

## Bedroom Two

12' x 10' 8" ( 3.66m x 3.25m )

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

## Bedroom Three

9' 4" x 7' 1" ( 2.84m x 2.16m )

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

## Bedroom Four

10' 8" x 9' 4" max narrowing to 6' 1" min ( 3.25m x 2.84m max narrowing to 1.85m min )

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

## Family Bathroom

Double glazed window to side, low flush toilet, panelled bath with fitted shower and screen, pedestal wash basin, heated towel rail, spotlights to ceiling, door to first floor landing.

## Outside Front

Large frontage, block paved off road parking to front and side with access to the detached garage, lawned area, wall lighting, selection of trees, plants and shrubs.

## Detached Garage

Situated to the rear of the property, up and over door to front access.

## Outside Rear

Gate to side access, feature large slate area with a selection of trees, plants and shrubs, large lawned area.

## Entertainment Bar Area

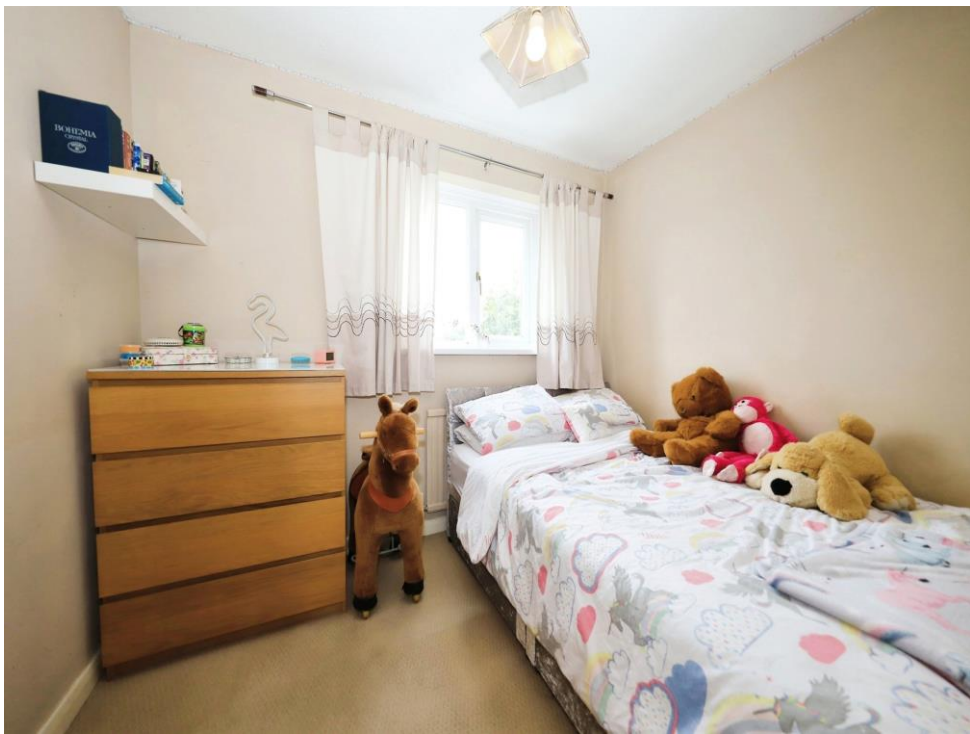
Wooden build entertainment bar area with block paved patio and shutter opening to front.

## Agents Note

Lee Cook Senior Local Director at Connells Wolverhampton is recommending viewings to fully appreciate this large plot on offer.



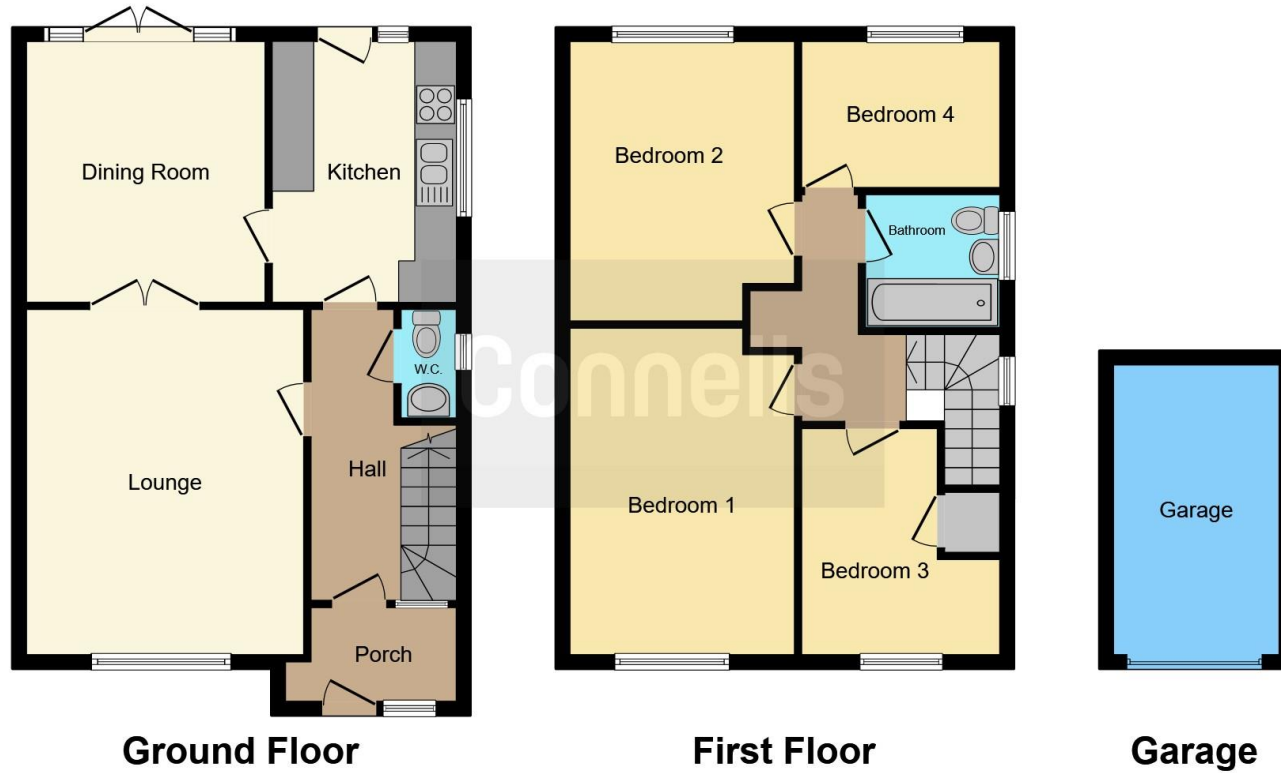












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

**EPC Rating: Awaited**

**view this property online [connells.co.uk/Property/WVH330068](http://connells.co.uk/Property/WVH330068)**

Tenure: Freehold



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