



Connells

The Bungalow Bellhurst Lane
Wheaton Aston Stafford

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for sale
£565,000



Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale this pleasantly presented and highly deceptive luxury detached bungalow situated in a stunning rural setting.

Externally this property has a large frontage providing gated ample off road parking, front, side and rear gardens with feature entertainment area and detached workshop. Internally the property has an entrance hall with inner lobby area, wonderful living entertainment lounge area, spacious refitted kitchen diner with adjoining guest wc and utility, selection of four spacious bedrooms and three en-suites.

This property has planning permission under the reference 22/00801/FUL through Staffordshire Council to extend the front and the rear of the property, please contact Connells for further information.

THIS PROPERTY REQUIRES VIEWING TO FULL APPRECIATE THE INTERNAL SIZE AND LOCATION.

Location And Area

Situated on the ever sought after Bellhurst Lane within the area of Wheaton Aston. Wheaton Aston offer fantastic commuting access to the main A5 with links to the M54 and M6 motorways, within the area of Wheaton Aston is a selection of public houses, local convenience stores, doctors with pharmacy, garage, beauty studio, church, community centre and popular schooling. Neighbouring villages and towns offer a further selection of shopping which includes Newport, Penkridge, Wolverhampton, Cannock and Codsall areas. There is also a further selection of sought after school, public houses with eateries.

Entrance Hall

Door to front access, spotlights to ceiling, oak internal doors leading to various rooms and opening to inner lobby area.

Inner Lobby Area

Door to lounge, opening to main entrance hall, loft storage access.

Family Lounge

18' 5" max x 14' 9" (5.61m max x 4.50m)
Double glazed french doors with side view windows overlooking the side garden area. two feature radiators, ceiling beams, feature log burner with slate floor.

Kitchen Reception Area

6' 3" x 5' (1.91m x 1.52m)
Opening to the main entertainment kitchen diner, door to ground floor guest wc/ utility, door to main entrance hall, selection base units with oak worktop and tiled flooring.

Entertainment Kitchen Diner

14' x 12' 1" (4.27m x 3.68m)
Selection of double glazed windows overlooking the rear garden, double glazed door to patio area, opening to kitchen reception area, fantastic selection of refitted wall and base units with oak worktops and complimentary breakfast bar, part brick effect tiles walls, tiled flooring, belfast style sink, radiator, aerial point, extractor hood, integrated dishwasher, spotlights to ceiling.



Utility With Guest Wc

6' 6" x 5' (1.98m x 1.52m)

Door to entertainment kitchen diner, extractor fan, plumbing for washing machine, low flush toilet, wall mounted wash basin, wall mounted fuse board, spotlights to ceiling, tiled floor, heated towel rail, selection of fitted units with oak worktops.

Bedroom One

19' max x 13' 1" min narrowing to 12' 5" (5.79m max x 3.99m min narrowing to 3.78m)

Double glazed window to front, spotlights, door to entrance reception hall, oak flooring, door to en-suite-, feature radiator, aerial point.

En-Suite

VIEWING IS HIGHLY RECOMMENDED. Feature freestanding bath, walk in shower area, pedestal; wash hand basin, low flush toilet, tiled floor, part tiled walls, extractor fan, spotlights, shaving point and feature radiator.

Bedroom Two

11' 1" x 11' (3.38m x 3.35m)

Double glazed window to rear, door to en-suite, door to entrance reception hall, aerial point.

En-Suite

refitted suite with walk in shower area, low flush toilet, pedestal wash basin, extractor fan, heated towel rail, shaving point, tiled floor and part tiled walls.

Bedroom Three

13' 3" x 9' 1" (4.04m x 2.77m)

Double glazed window to rear, door to entrance reception hall, aerial point, built in wardrobe, door to en-suite, feature radiator.

En-Suite

fitted suite with free standing bath, pedestal wash basin, low flush toilet, double glazed window to rear, part tiled walls, feature radiator, spotlights.

Bedroom Four/ Dining Room

11' 2" x 10' 2" (3.40m x 3.10m)

Double glazed window to front, radiator, door to entrance reception hall.

Outside Front

Large frontage with stable style gated entrance bordering fence and hedge, fantastic selection of plants, trees and shrubs and further gated access leading to the side and rear gardens, paved entrance patio area, wall lighting.

Outside Side

Pleasant side garden area with gate to front leading to front access, opening to main rear garden, lawned area with a selection of trees, plants and shrubs and access to the detached workshop/ store.

Detached Workshop/ Store

Situated on the side garden area, door and windows to rear access.

Outside Rear

Paved patio area, block paved area, storage shed, lawned area, selection of trees, plants and shrubs, passing natural brook, external boiler room, wall lighting and security lights.

Entertainment Area

Decked area with wooden canopy, access to the main garden.

Agents Note

Lee Cooke, Senior Local Director of Connells Wolverhampton is recommended viewing to fully appreciate this highly deceptive detached bungalow on offer. The property is situated on the popular Bellhurst Lane which is a fantastic rural setting within the area of Wheaton Aston. The property has a feature natural passing brook to the rear of the property and has a large attic area ideal for conversion subject to relevant permissions. The property is available with no upward chain and has oil central heated system and septic tank. This property also has planning permission under the reference 22/00801/FUL through Staffordshire Council.









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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D

Tenure: Freehold

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