



Connells

Elmhurst Ivetsey Road
Wheaton Aston Stafford

Elmhurst Ivetsey Road Wheaton Aston Stafford ST19 9QP

for sale offers in the region of
£575,000



Property Description

Connells Wolverhampton are delighted to bring to the market this gorgeous three bedroom detached family property. Benefiting from an abundance of internal and external space, this property must be viewed in order to appreciate. Please contact Connells to book a viewing and fully understand the large amount of space on offer and the potential rural retreat offers.

The property comprises of entrance hall, large lounge with bifold doors and feature wood burner, large entertainment style kitchen breakfast with wood burner and adjoining utility room, dining room, two ground floor bedrooms and bathroom. On top floor is a master bedroom with beautiful views to all sides and an en-suite shower room. There is also a large attic area ideal for conversion to an additional bedrooms with planning permission already being granted. Externally there a double detached garage and barn offering annex conversion potential (subject to relevant permissions). There is a large driveway providing ample off road parking and expansive garden areas, which are highly maintained mature grounds. Additionally there is a paddock area and a variety of useful outbuildings and patio seating areas.

The Location & Area

Situated on Ivetsey Road conveniently for Wheaton Aston and Brewood with great commuting access via the A5 which links the M6 and M54 motorway. There is a wonderful selection of local schools within Wheaton Aston, Bishops Wood, Brewood, Penkridge and Codsall. Shopping can also be found nearby.

Entrance Hall

Glazed door to front, doors to various rooms, central heating radiator.

Lounge

19' 3" x 15' 8" (5.87m x 4.78m)

Feature bifold doors overlooking the rear garden, solid wood flooring, feature wood burner, open to kitchen entertainment kitchen breakfast room, door to entrance hall,

Kitchen Breakfast Room

37' 5" x 9' 5" (11.40m x 2.87m)

Double glazed window to rear, feature log burner, a range of style wall and base units with work surfaces, Belfast sink, integrated oven, hob and extractor, one and half stainless steel drainer sink, plumbing for washing machine, space for a dining table and chairs, double glazed door to entrance hall

Snug/ Study/ Dining Room

12' 4" x 14' 6" (3.76m x 4.42m)

Double glazed bay window to front, solid wood flooring, stairs to Bedroom One, door to entrance hall.

Inner Hall

Door to ground floor W.C

Ground Floor W.C

Window to side, low flush toilet, door to inner hall.

Utility

8' 4" x 5' 8" (2.54m x 1.73m)

Window to rear, work surfaces, one and drainer sink, plumbing for washing machine.

Bedroom Two

12' 4" plus bay x 12' 7" (3.76m plus bay x 3.84m)

Double glazed window to side, double glazed bay window to front, central heating radiator, door to entrance hall.

Bedroom Three

9' 4" x 13' 4" (2.84m x 4.06m)

Double glazed rear and side, central heating radiator, door to entrance hall.

Bathroom

Double glazed window to rear, panelled bath with mixer shower, low flush toilet, heated towel rail, extractor fan, door to entrance hall.

First Floor Landing

Doors to Bedroom One, access to attic area which ideal for conversation, planning has already been granted.

Bedroom One

15' 4" x 11' 3" (4.67m x 3.43m)

Double width Velux skylights to front and rear, central heating radiator, door to first floor landing, door to dressing area.

Dressing Area

Fitted wardrobes, open to en-suite.

En-Suite

Double width Velux window to rear, double glazed window to side, shower cubicle with mixer shower, pedestal sink, low flush toilet, large storage area, door to Bedroom One.

Double Garage

22' 3" x 16' 8" (6.78m x 5.08m)

Up and over door to front, light, power, door to side.

Detached Barn

Currently used for storage.

Outside Front & Side

Large tarmac driveway providing ample of road parking, large lawned area, surrounding plants, trees and shrubs, variety of outbuildings.

Outside Rear

Large paved patio area, surrounding plants, trees and shrubs.

Paddock Area

Ideal for additional storage or potential equestrian use.









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: E

Tenure: Freehold

view this property online connells.co.uk/Property/WVH331132



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH331132 - 0005