



**Connells**

Broadholes Lane  
Wheaton Aston Stafford



# Broadholes Lane Wheaton Aston Stafford ST19 9NR

for sale offers in the region of  
**£270,000**



## Property Description

Here is your chance to purchase a beautifully presented semi detached home situated in the ever popular rural village of Wheaton Aston and requires viewing to fully appreciate. For further details please contact Connells Wolverhampton.

The property comprises of ample concrete print off road parking to front and a spacious rear garden with storage shed and entertainment patio area. Internally the property has an entrance hall, pleasant lounge with storage area, open plan entertainment kitchen diner, ground floor guest wc and sun room/utility. The first floor has a selection of three bedrooms and fitted family bathroom.

## The Location & Area

Situated in Wheaton Aston, a rural village within the area of Staffordshire. There are a selection of public houses, eateries, local school, doctors with pharmacy, martial arts, beautifully studio, car repair garage and two convenience stores.

## Entrance Hall

Double glazed composite door to front, double glazed window to side, stairs to first floor landing, door to lounge.

## Lounge

13' 2" x 13' 5" into recess ( 4.01m x 4.09m into recess )

Double glazed window to front, understairs storage area, access to entertainment kitchen diner, central heating radiator, part feature panelled walls, door to hall.

## Entertainment Kitchen Diner

17' 2" x 9' ( 5.23m x 2.74m )

Double glazed window and door to sun room, a selection of fitted wall and base units, square edge work tops, integrated fridge, freezer, dishwasher, electric hob, oven and extractor, one and half drainer sink unit, central heating radiator, spotlights to ceiling, opening to lounge, door to guest wc

## Sun Room/Utility

10' 1" x 5' 1" ( 3.07m x 1.55m )

Double glazed door and window overlooking the rear garden, double glazed door leading to entertainment kitchen, plumbing for washing machine.

## First Floor Landing

Double glazed window to side, part panelled walls, stairs to ground floor, loft access, doors to various rooms.

## Bedroom One

14' 9" x 8' 5" into recess ( 4.50m x 2.57m into recess )

Double glazed window to rear, central heating radiator, part feature panelled walls, door to first floor landing.

## Bedroom Two

10' 9" x 10' ( 3.28m x 3.05m )

Double glazed window to front, central heating radiator, door to first floor landing.

## Bedroom Three

8' 6" x 11' 3" ( 2.59m x 3.43m )

Double glazed window to rear, central heating radiator, door to first floor landing.

## Family Bathroom

Double glazed window to front, fitted suite with a panelled bath with shower, wash basin set in a vanity, low flush toilet, heated towel rail, central heating radiator, door to first floor landing.

## Outside Front

Concrete print off road parking area to front, gate to rear access, open canopy.

## Outside Rear

Lawned area, storage shed, water tap, two paved patio areas, gate to side access.



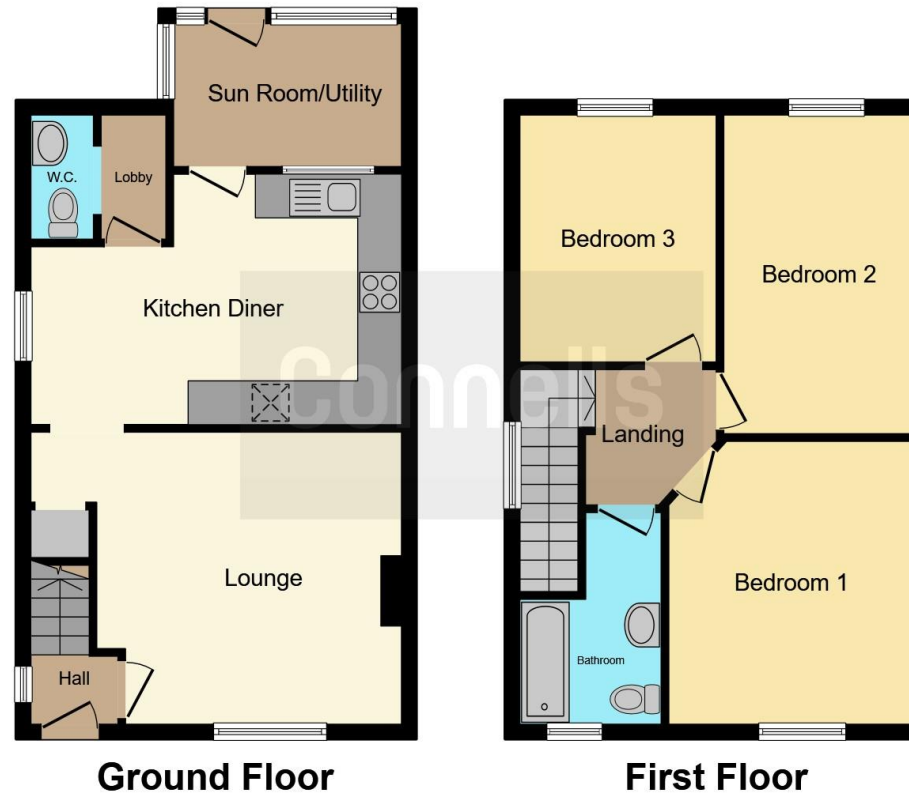












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

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81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH331333](http://connells.co.uk/Property/WVH331333)**



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