



**Connells**

Water Meadow Way  
Wheaton Aston Stafford



# Water Meadow Way Wheaton Aston Stafford ST19 9FJ

for sale offers in excess of  
**£280,000**



## Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale a CHAIN FREE modern semi detached home on a recently built development with with the ever sought after village of Wheaton Aston. For further details please contact Connells.

Externally there is two parking spaces to front and a pleasant rear garden. Internally there is an entrance hall, ground floor guest wc, pleasant lounge, entertainment kitchen diner, three bedrooms, en-suite and family bathroom.

## The Location & Area

Situated on a recently built modern development with the rural village of Wheaton Aston were there is a number of public houses with eateries, doctors, pharmacy, local garage and convenience stores. Further shopping can be found within neighbouring villages including Newport, Codsall, Brewwood and Penkridge.

## Entrance Hall

Double glazed composite door to side access, storage cupboard, stairs to landing, doors to various rooms, central heating radiator.

## Ground Floor Guest Wc

Low flush toilet, central heating radiator, wall mounted wash basin, double glazed window to front, door to entrance hall.

## Lounge

15' 7" x 12' 3" ( 4.75m x 3.73m )  
Double glazed window to front and side, central heating radiator, door to entrance hall.

## Kitchen Diner

15' 8" x 11' ( 4.78m x 3.35m )  
Double glazed window to rear, double glazed patio doors to rear, door to entrance hall, wall and base units with roll top work surfaces, spotlights to ceiling, central heating radiator, one and half drainer sink unit, gas hob with oven and extractor.

## First Floor Landing

Loft access, stairs to ground floor, doors to various rooms.

## Bedroom One

11' 2" x 11' 4" into wardrobe ( 3.40m x 3.45m into wardrobe )  
Double glazed window to rear, built-in wardrobe, central heating radiator, door to first floor landing, door to en-suite

## En-Suite

Double glazed window to side, fitted suite with a walk-in shower area, low flush toilet, pedestal wash basin, shaver point, extractor fan, central heating radiator, door to Bedroom One.

## Bedroom Two

12' 5" x 8' 5" ( 3.78m x 2.57m )

Double glazed window to front with field views, built-in wardrobe, central heating radiator, laminate floor, door to first floor landing

## Bedroom Three

12' 4" x 7' ( 3.76m x 2.13m )

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

## Family Bathroom

Double glazed window to side, panelled bath with fitted shower and screen, pedestal wash basin, low flush toilet, tiled walls, central heating radiator, shaver point, door to first floor landing.

## Outside Front

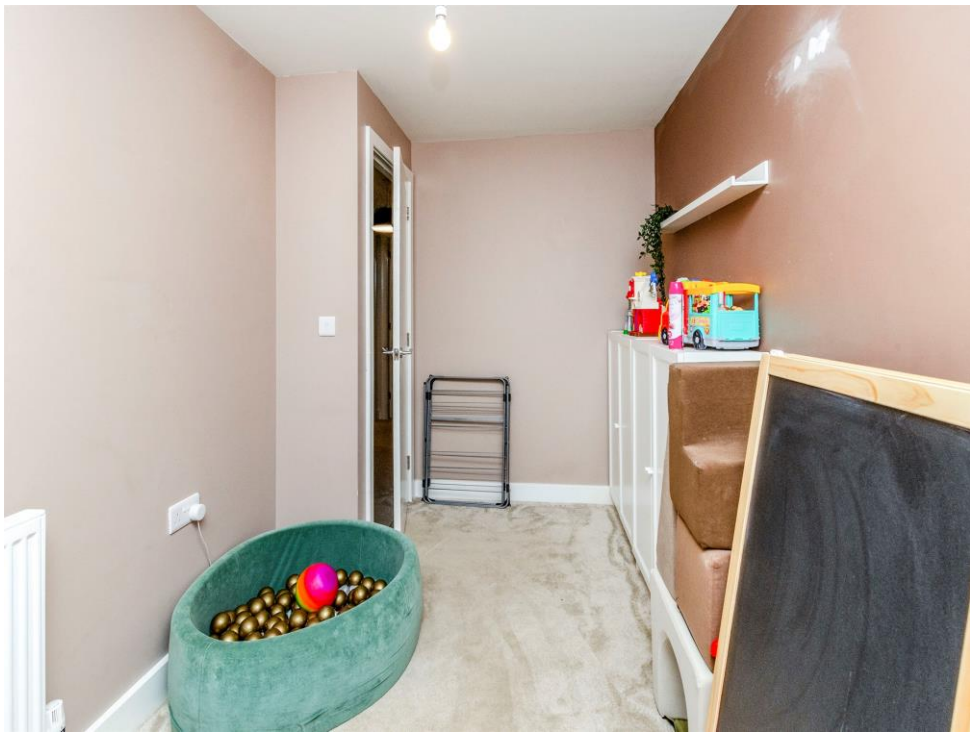
Two allocated parking space to front, pathway, gate to rear access.

## Outside Rear

Lawned area, gate to front access, wooden built shed, panelled fences.







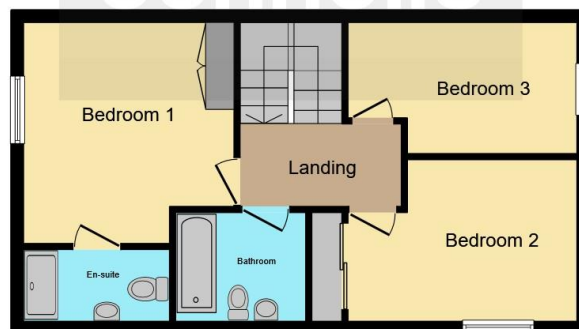








**Ground Floor**



**First Floor**

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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 WOLVERHAMPTON WV1 4EX

EPC Rating: B    Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH331476](http://connells.co.uk/Property/WVH331476)**



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