



Connells

Cranbrooks
Wheaton Aston Stafford



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is delighted to bring to you this three bedroom semi detached family home in the sought after area of Wheaton Aston which also boasts no onward chain.

Internally the property comprises of an inviting entrance hallway, lounge, kitchen / dining room and a conservatory. Heading upstairs you'll find three generously sized bedrooms and a well appointed shower room.

Outside to the front is off road parking with a set back garage for additional parking or storage space. This lovely home also has the added benefit of having a low maintenance rear garden.

Don't miss your chance to put your own stamp on this family home in a desirable and rural location. Call the Connells Wolverhampton branch today to book your viewing.

Location And Area

Situated in a popular cul-de-sac location within the ever sought after village of Wheaton Aston which has a selection of doctors, shops, public houses, local garage, pharmacy and hair dressers. Within neighbouring villages are a further selection of local schooling. Shopping can be found within Newport, Penkridge, Cannock, Wolverhampton and Codsall.

Entrance Hallway

Ceiling light point with ceiling rose, stairs rising to the first floor, radiator, useful storage cupboard beneath the stairs and doors leading into the lounge and open kitchen / dining room.

Lounge

13' 2" max x 10' 7" max (4.01m max x 3.23m max)

Double glazed window to the front, radiator, ceiling light point with ceiling rose, electric fireplace and sliding doors leading into the dining room.

Kitchen Dining Room

17' max x 10' 9" max (5.18m max x 3.28m max)

Matching wall and base units with composite sink and drainer with mixer tap, electric cooker point, plumbing point for washing machine, integrated dishwasher, double glazed window to the side, extractor hood above, two ceiling light points, radiators, sliding doors into the lounge and conservatory and further door into the conservatory.

Conservatory

16' 4" max x 6' 9" max (4.98m max x 2.06m max)

Double glazed windows and two doors leading out to the rear garden, radiator and doors into the kitchen / dining room.



First Floor Landing

Ceiling light point with ceiling rose, double glazed window to the side, loft access and doors leading to all bedrooms and shower room.

Bedroom One

13' x 10' 2" (3.96m x 3.10m)

Double glazed window to the front, ceiling light point, fitted wardrobes, built-in airing cupboard housing wall mounted boiler and radiator.

Bedroom Two

10' 5" x 9' 6" (3.17m x 2.90m)

Double glazed window to the rear, radiator and ceiling light point.

Bedroom Three

9' 6" x 6' 5" (2.90m x 1.96m)

Double glazed window to the front, radiator, ceiling light point and built-in cupboard.

Shower Room

Shower cubicle, low flush WC, wash hand basin, partly tiled walls, ceiling light point, radiator and a double glazed window to the rear.

Outside Rear

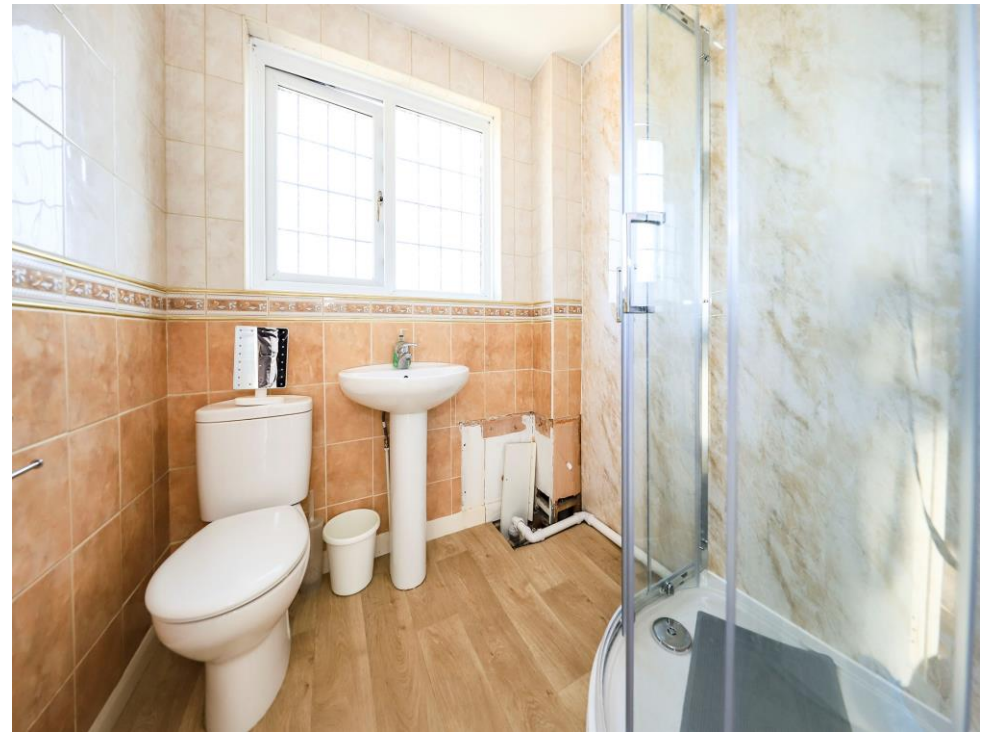
Low maintenance rear garden with paved patio, two timber sheds and access to the garage.

Garage

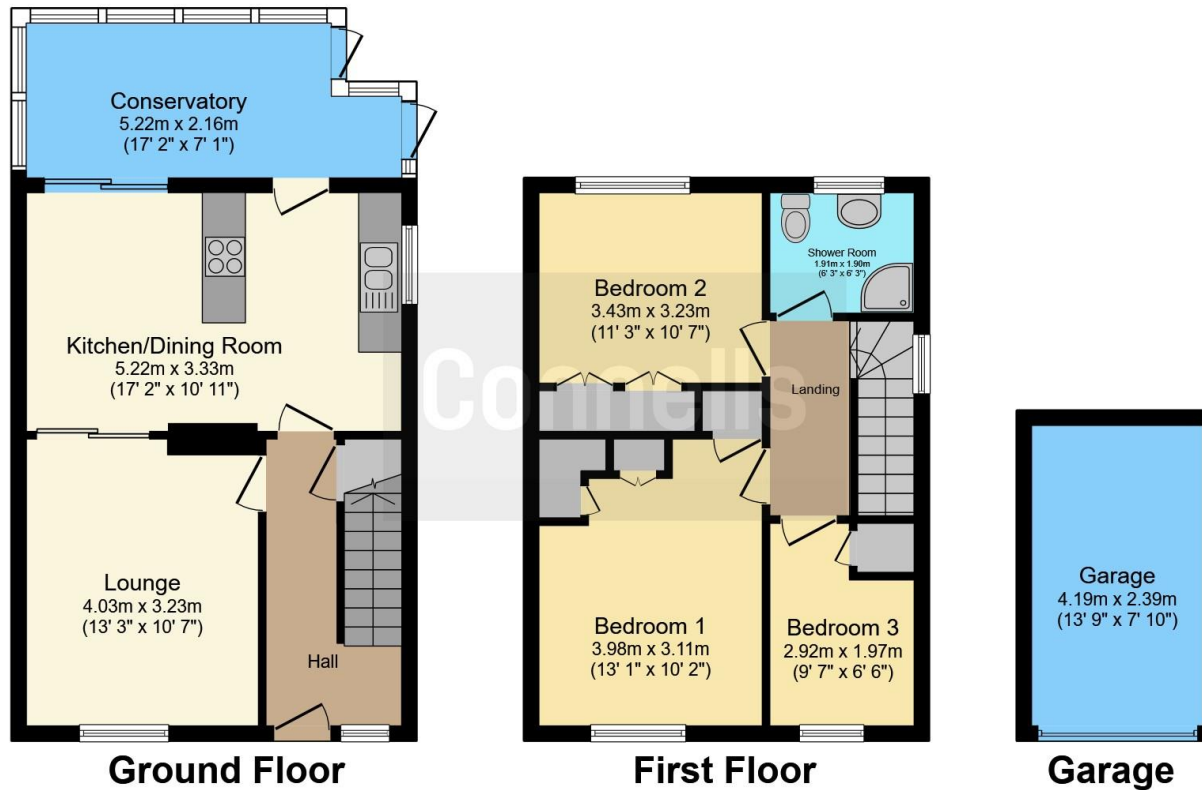
16' 5" x 8' 10" (5.00m x 2.69m)

Up and over garage door, power supply, lighting and windows to rear.









Total floor area 98.9 m² (1,064 sq.ft.) approx

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

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EPC Rating: C

Tenure: Freehold

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Property Ref: WVH332003 - 0002