



**Connells**

Burford Road  
Wheaton Aston Stafford



# Burford Road Wheaton Aston Stafford ST19 9NT

for sale offers in excess of  
**£325,000**



## Property Description

Connells Wolverhampton are delighted to bring to the market this fabulous four bedroom family property in a popular VILLAGE location. Benefiting from being situated in a cul-de-sac, this property should be viewed in order to fully appreciate.

The property comprises of entrance hall, large entertainment style lounge with feature wood burner. Heading to the rear is a large kitchen diner with useful utility and ground floor wc. On the first floor there are a selection of four bedrooms, the master having a beautiful vaulted ceiling with skylights and en-suite shower room and a family bathroom. Externally there is large tarmac driveway to front, garage and a good size enclosed rear garden ideal for families.

## The Location & 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 Hall

Double glazed door to front, door to lounge.

## Lounge

19' 2" x 15' 9" ( 5.84m x 4.80m )

Double glazed bow window to front, central heating radiator, feature wood burner, door to kitchen diner, door to entrance hall.

## Kitchen Diner

15' 9" x 10' ( 4.80m x 3.05m )

Double glazed French doors to rear, double glazed window to rear, a range of stylish Shaker style base units with inset one and half bowl drainer sink, Range cook, extractor fan, space for dining table and chairs, open to utility.

## Utility

11' 1" x 7' 1" ( 3.38m x 2.16m )

A range of stylish wall and base units, integrated stainless steel sink, space for various appliances, door to downstairs wc.

## Downstairs Wc

Low flush toilet, wash hand basin, heated towel, door to utility.

## First Floor Landing

Doors to various rooms.

## Bedroom One

17' 10" x 7' 1" ( 5.44m x 2.16m )

Double glazed window to front, vaulted ceiling with two double width skylights, spotlights, door to en-suite, door to first floor landing.

## En-Suite

Double glazed window to rear, shower cubicle with mixer waterfall shower, pedestal sink, low flush toilet, heated towel rail, door to Bedroom One.

## Bedroom Two

9' 6" x 14' ( 2.90m x 4.27m )

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

## Bedroom Three

10' 2" x 7' 10" ( 3.10m x 2.39m )

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

## Bedroom Four

8' 9" x 5' 11" ( 2.67m x 1.80m )

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

## Family Bathroom

Double glazed window to rear, low flush toilet, central heating radiator, pedestal sink, panelled bath, feature tiling, extractor, door to first floor landing.

## Outside Front

Large tarmac driveway providing multi off road parking, lawned area.

## Outside Rear

Large feature family patio with large lawned area, a range of mature, plants, trees and shrubs leading to a further garden area with gravel pathway areas and raised beds, greenhouse, timber storage shed.

## Garage

Door to front, door to utility.



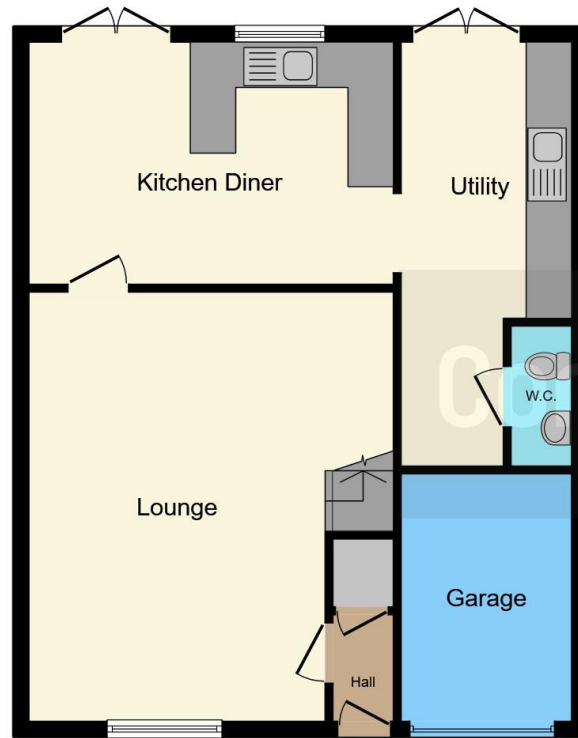












**Ground Floor**



**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

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH332440](http://connells.co.uk/Property/WVH332440)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH332440 - 0004