



Connells

Burford Road
Wheaton Aston Stafford

Burford Road Wheaton Aston Stafford ST19 9NT

for sale
£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.

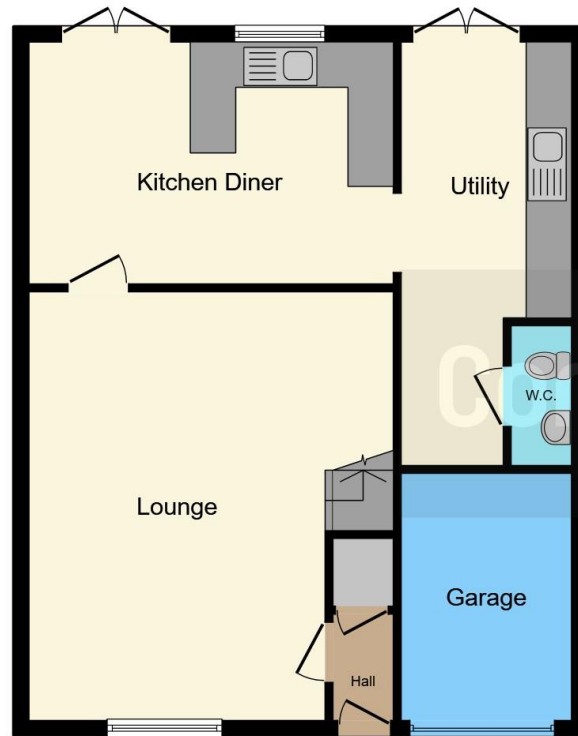
Garage

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

To view this property please contact Connells on

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 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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