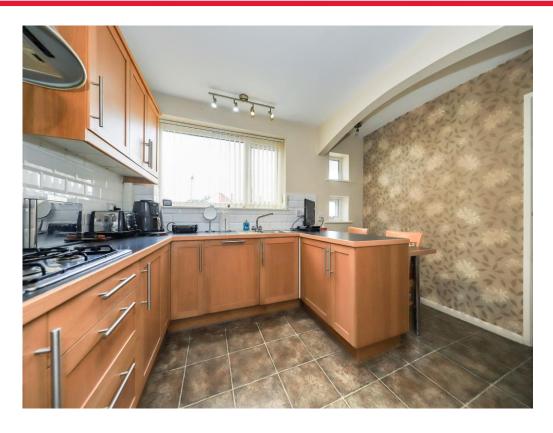


Connells

Meadow Close Wheaton Aston Stafford







# **Property Description**

The Award Winning Connells Wolverhampton branch are delighted to present to extended detached home situated in a cul-de-sac location in the sough after semi rural village of Wheaton Aston. Located within close proximity of the high street boasting local amenities, this family home has been well maintained and offers comfortable living accommodation. Viewing is highly recommended to appreciate, please call Connells today to book your viewing.

The property comprises of entrance hall, lounge, dining room, style kitchen with fitted breakfast bar. There is also a useful utility room for white goods and the guest wc completes the ground floor accommodation. Upstairs are three good size bedrooms and family bathroom. Outdoors continue to impress with an enclosed rear garden and generous off road parking to fore. The property also benefits from an integral garage ideal for storage or potential to convert, subject to relevant permissions.

## The Location & Area

Situated in the ever sought after and popular village of Wheaton Aston, a rural village conveniently located for the A5 with links the M54 and M6 motorways. The village has a number of public houses, convenience stores, popular school, hairdressers, martial arts schools, church and community centre. Popular shopping can be found within Newport, Cannock, Penkridge, Codsall, Wolverhampton and Telford.

### **Porch**

Double glazed access door to front, double glazed window to front leading to entrance hall.

#### **Entrance Hall**

Door and window to front, stairs to first floor landing, central heating radiator, doors to various rooms.

## Lounge

Double glazed sliding doors to rear leading to garden, central heating radiator, gas fireplace.

## **Dining Room**

15' 3" x 8' 9" plus bay window ( 4.65m x 2.67m plus bay window )

Double glazed bay window to rear, double glazed window to side, central heating radiator.

## Kitchen

14' 2" max x 11' 11" max ( 4.32m max x 3.63m max )

Two double glazed windows to front, a range of wall and base units with work surfaces, stainless steel sink and drainer, integrated electric double oven, gas hob, integrated dishwasher, fitted breakfast bar, central heating radiator, tiled flooring.

# Utility

Double glazed window to side, double glazed door to side leading to rear garden, wall and base unit with work surfaces, plumbing for appliances, store cupboard.

### **Ground Floor Wc**

Double glazed window to side, wc.

# **First Floor Landing**

Double glazed window to side, loft access, airing cupboard housing the boiler, doors to various rooms.

### **Bedroom One**

14' 5" x 10' 5" into recess ( 4.39 m x 3.17 m into recess )

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

## **Bedroom Two**

12' x 8' 8" ( 3.66m x 2.64m )

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

#### **Bedroom Three**

10' 10" max x 7' 1" ( 3.30m max x 2.16m )

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

## **Shower Room**

Double glazed window to side, shower in cubicle, wash hand basin, door to landing.

# **Separate Wc**

Double glazed window to side, wc, door to landing.

# Garage

15' 10" x 7' 11" ( 4.83m x 2.41m )

Double door to front, power, lighting, door to utility.

#### **Outside Front**

Generous driveway, lawned area.

### **Outside Rear**

Patio, lawn, borders and shrubs, decking area, storage shed, gated side access, outdoor tap.

















Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



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

T 01902 710 170 E wolverhampton@connells.co.uk

81-83 Darlington Street WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax Band: D

view this property online connells.co.uk/Property/WVH332942



Tenure: Freehold



<sup>1.</sup> 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.