



Connells

Meadow Close
Wheaton Aston Stafford

Meadow Close Wheaton Aston Stafford ST19 9NX

for sale offers in excess of
£310,000



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 (4.39m x 3.17m 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.









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: D

Tenure: Freehold

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



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