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Long Street | Wheaton Aston, Stafford | ST19 9NF

Offers In The Region Of £425,000

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## Summary

\*\* OUTSTANDING POTENTIAL \*\* SUBSTANTIAL PLOT 1/3 ACRE \*\* CONSIDERABLE SIZED BUNGALOW \*\* THREE BEDROOMS \*\* TWO GENEROUS RECEPTION ROOMS \*\* CONSERVATORY \*\* VILLAGE LOCATION \*\* EXCELLENT SCHOOL CATCHMENTS \*\* IDEAL FOR MAJOR TRANSPORT LINKS \*\* VIEWING ESSENTIAL \*\*

WEBBS ESTATE AGENTS are delighted to offer for sale 'Old Orchard', a bungalow of considerable size and proportions, which stands on a substantial plot of approximately 1/3 of an acre in size, in a delightful position at the heart of the village of Wheaton Aston. A rare opportunity with huge potential for extension, development, and rear access would be possible subject to planning permission.

In brief consisting of an entrance porch and hallway, a large lounge, dining room with patio doors to the conservatory overlooking the rear garden, three bedrooms, breakfast kitchen, utility, and ample off-road parking is provided by a garage and driveway for several vehicles.

VIEWING ESSENTIAL TO FULLY APPRECIATE THE SIZE AND LOCATION THIS PROPERTY OFFERS.

## Key Features

- SUBSTANTIAL PLOT 1/3 ACRE
- THREE BEDROOMS
- CONSERVATORY
- EXCELLENT TRANSPORT LINKS
- EXCELLENT SCHOOL CATCHMENTS
- DETACHED BUNGALOW
- TWO LARGE RECEPTION ROOMS
- VILLAGE LOCATION
- POTENTIAL TO DEVELOP AND EXTEND
- VIEWING ESSENTIAL TO FULLY APPRECIATE THE PROPERTY

## Rooms and Dimensions

### ENTRANCE PORCH

### LARGE HALLWAY

### LOUNGE

18'10" x 12'10" (5.755m x 3.929m)

### DINING ROOM

14'4" x 11'5" (4.374m x 3.496m)

### CONSERVATORY

8'10" x 13'10" (2.712m x 4.220m)

### BREAKFAST KITCHEN

13'8" x 9'4" (4.189m x 2.849m)

### BATHROOM

6'8" x 5'3" (2.044m x 1.619m)

### WC

### BEDROOM ONE

14'5" x 11'3" (4.400m x 3.449m)

### BEDROOM TWO

9'8" x 9'0" (2.949m x 2.760m)

### BEDROOM THREE

13'3" x 7'5" (4.050m x 2.266m)

### UTILITY ROOM

13'1" x 5'5" (3.998m x 1.658m)

### GUEST WC

### INTEGRAL GARAGE

### CONNECTIVITY:

### PARKING

### PROPERTY TYPE & CONSTRUCTION

### ROOMS

### UTILITIES

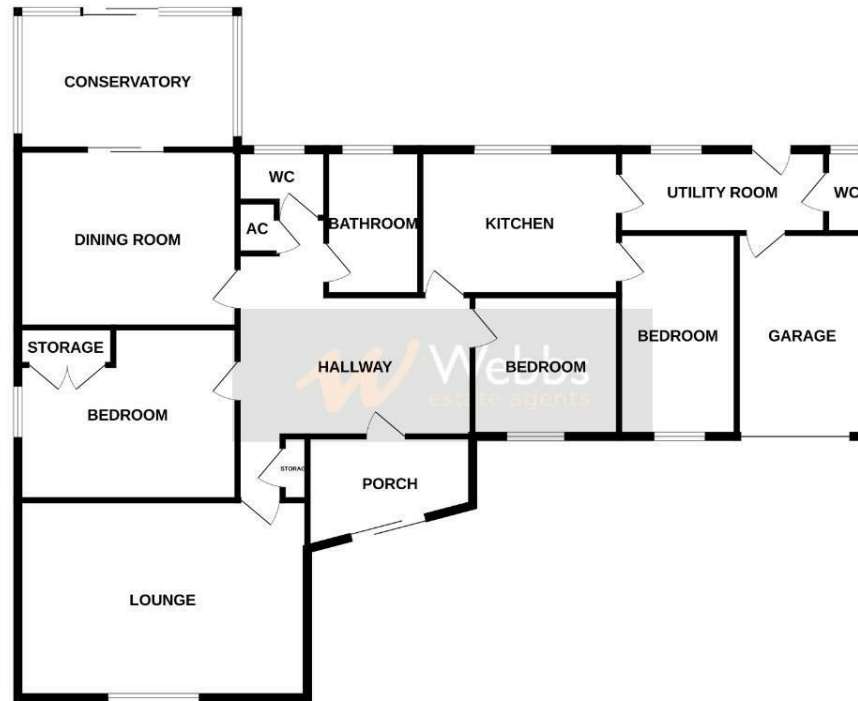








## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Webb's Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Rate	Score	Rate	Score
Very Energy Efficient - lower energy costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
<b>A</b>	92-100	<b>A</b>	10-20
<b>B</b>	81-91	<b>B</b>	21-30
<b>C</b>	69-80	<b>C</b>	31-40
<b>D</b>	55-68	<b>D</b>	41-50
<b>E</b>	39-54	<b>E</b>	51-60
<b>F</b>	21-38	<b>F</b>	61-70
<b>G</b>	1-20	<b>G</b>	71-80
<small>Not energy efficient - higher energy costs</small> England & Wales EU Directive 2002/91/EC		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> England & Wales EU Directive 2002/91/EC	

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