



8 Crockington Close, Seisdon, Wolverhampton, Staffordshire, WV5 7EL

BERRIMAN
EATON

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Crockington Close is a detached dormer bungalow with a gravel driveway, garage and well maintained and stocked rear garden. The internal accommodation briefly comprises entrance hall, living room, dining room, fitted kitchen and bathroom to the ground floor. To the first floor there is a loft room. The property benefited from central heating and double glazing. NO UPWARD CHAIN.

EPC: E
WOMBOURNE OFFICE

LOCATION

Seisdon is a popular and highly regarded village standing amidst glorious South Staffordshire countryside in a convenient position between Wolverhampton City Centre and the historic market town of Bridgnorth. The area is well served by schooling in both sectors with a highly regarded primary school in the nearby village of Trysull, Birchfield Preparatory School in Albrighton and excellent secondary schools in Wolverhampton including, most notably, Wolverhampton Grammar School.

DESCRIPTION

Crockington Close is a detached dormer bungalow with a gravelled driveway, garage and well maintained and stocked rear garden. The internal accommodation briefly comprises entrance hall, living room, dining room, fitted kitchen and bathroom to the ground floor. To the first floor there is a loft room. The property benefited from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALL has a UPVC door with leaded inserts and side panel and a radiator. The LIVING ROOM has a gas fire with surround, double glazed leaded window to the side elevation, double glazed leaded French doors onto the garden and a radiator. DOUBLE BEDROOM 1 has a double glazed bay window to the front elevation, fitted wardrobes and a radiator. DOUBLE BEDROOM 2 has a double glazed window to the front and a radiator. The BATHROOM is fitted with a white suite which comprises bath with shower over and screen, pedestal wash hand basin, low level WC, skylight, heated ladder towel rail and part tiling to the walls. The DINING AREA has a staircase rising to the loft room and steps down to a formal seating area with double glazed leaded window to the side elevation, double glazed leaded French doors onto the garden, radiator, wiring for wall lights and door into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces, inset one and a half bowl and drainer, Bosch oven, ceramic hob, extractor hood, space for fridge-freezer, plumbing for washing machine, double glazed leaded window to the rear elevation, heated ladder towel rail, composite door with leaded inserts, tiled floor and splashback.

The staircase rises to the LOFT ROOM which has ample eaves storage, fitted wardrobes and airing cupboard housing the hot water cylinder and double glazed window to the front elevation.

OUTSIDE

The property has a gravelled driveway suitable for parking several vehicles off road, block paved path, lawned foregarden, side gated access to the rear garden and access to the GARAGE. The garage has double opening doors and houses the Potterton central heating boiler. The REAR GARDEN is a particular feature of the property with a full width paved patio area, shaped lawn with an array of plants and shrubs, fencing to the boundary, a gravelled path to a timber and glazed SUMMER HOUSE and hard standing for a shed.

TENURE WE ARE ADVISED THAT THE PROPERTY IS FREEHOLD.
SERVICES We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND F – South Staffordshire DC
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

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Offers In The Region Of
£430,000

EPC: E

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**8 CROCKINGTON CLOSE
SEISDON**

HOUSE: 100.2sq.m. 1079sq.ft.
 GARAGE: 13.1sq.m. 141sq.ft.
TOTAL: 113.3sq.m. 1220sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



