



Cornerways Ebstree Road, Seisdon, Wolverhampton, WV5 7ES

BERRIMAN  
EATON

# Cornerways Ebstree Road, Seisdon, Wolverhampton, WV5 7ES

Cornerways is a delightfully presented three bedroom detached family home occupying a generous position on a large corner plot with a double garage, off road parking and enclosed private rear and side gardens. Internally the property briefly comprises entrance hall, cloakroom/wc, living room, separate dining room, breakfast kitchen and utility to the ground floor. To the first floor there is a principal bedroom with en-suite and dressing room, two further double bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC : TO FOLLOW  
WOMBOURNE OFFICE

## LOCATION

Seisdon is a highly regarded village standing amidst glorious South Staffordshire countryside in a convenient position between Wolverhampton City Centre and the historic market town of Bridgnorth. It has a small convenience store for everyday needs and there is easy access to the more extensive amenities provided by Wombourne and Pattingham villages. The area is well served by schooling for all age groups with popular primary schools in Trysull and Pattingham and secondary schooling in Wombourne with the excellent public schools in Wolverhampton including the Grammar School and the Girls' High School.

## DESCRIPTION

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## ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door with opaque insert and double glazed opaque panel, there is a radiator, and the staircase rises to the first floor landing. The CLOAKROOM is fitted with a low level WC, pedestal wash hand basin, single opaque window to the side elevation and part tiling to the walls. The KITCHEN/BREAKFAST ROOM is fitted with a range of wall and base units with complementary work surfaces and inset one and a half sink and drainer with mixer tap, there is a double oven with induction hob and fitted extractor, together with an integrated fridge and dishwasher. There is a double glazed leaded window to the rear elevation, tiled splashback, radiator and door into the dining room and utility. The DINING ROOM has a double glazed leaded French door onto the rear garden, radiator and door into the LIVING ROOM. This can also be accessed from the entrance hall and has a double glazed leaded bay window to the front elevation, Adams style fireplace with gas fire and marble hearth and mantel, radiator and wiring for wall lights. The UTILITY is fitted with a range of wall and base units with a fitted worksurface and an inset circular sink with drainer and mixer tap. There are spaces and plumbing beneath for a freezer and washing machine. There is a UPVC double glazed door with leaded inserts giving access to the rear garden, double glazed leaded window to the side elevation, spotlights, radiator.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque stained glass picture window to the side elevation, radiator and loft access. The PRINCIPAL BEDROOM has a double glazed leaded window to the side elevation and fitted wardrobes, arch into the DRESSING ROOM which has a double glazed leaded window to the rear elevation, radiator and door into the EN-SUITE SHOWER ROOM. This has a curved shower cubicle with multi headed shower, vanity wash hand basin with mixer tap and wall mounted illuminating mirror, incorporating the low level WC, heated ladder towel rail, double glazed opaque leaded window to the rear elevation, part tiling to the walls and floor. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 3 has a double glazed leaded window to the front and side elevation, radiator and fitted wardrobes and matching dressing table.

## OUTSIDE

The property occupies a corner position with a gravelled driveway affording off road parking and a path that leads to the garage and entrance. There are various planted borders and a large lawn. A side gate gives access to the side lawn which is enclosed by a wall of manicured conifers. A path leads to the rear garden, which is enclosed by a fence, has well stocked and established planted borders with a further lawn.

TENURE WE UNDERSTAND 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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£575,000

EPC:

**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.



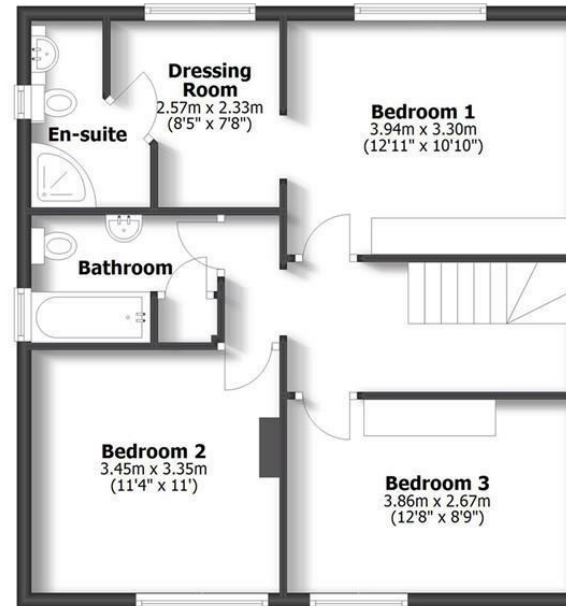
**Cornerways, Ebstree Road**  
Seisdon

HOUSE: 117sq.m. 1260sq.ft.  
GARAGE: 22.8sq.m. 245sq.ft.  
**TOTAL: 139.8sq.m. 1505sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**

