



1 The Seven Stars Fox Road, Seisdon, Wolverhampton, WV5 7HD

BERRIMAN  
EATON



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Apartment 1 is a spacious ground floor apartment located within the well-considered conversion of the former Pub, it has communal parking and gardens to the rear. The internal accommodation briefly comprises large living room with kitchen area, two generous double bedrooms and a bathroom. The apartment benefits from generous storage space in the cellar. The property benefits from central heating, double glazing and no upward chain.

EPC : C  
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

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## ACCOMMODATION

There is an ENTRANCE HALL with a UPVC double glazed door and double glazed leaded opaque panels to the front elevation. The LIVING ROOM has a fitted storage cupboard, two radiators and spotlights. The KITCHEN AREA is fitted with a range of wall and base units with complementary luxury granite work surfaces and a breakfast bar, inset one and a half sink and drainer with mixer tap. There is an integrated oven with gas hob and fitted extractor, integrated fridge, plumbing and space for a washing machine and dishwasher, spotlights and a UPVC door to the rear garden. The PRINCIPAL BEDROOM has a double glazed bow window, which is part opaque at the sides, beamed ceiling, vertical radiator with mirror, open fireplace and surround. DOUBLE BEDROOM 2 has two double glazed windows to the side radiator, loft access and spotlights. The BATHROOM is fitted with a white suite which comprises bath with shower over, vanity wash hand basin with mixer tap which incorporates the low level WC, heated ladder towel rail, airing cupboard which houses the wall mounted central heating boiler, spotlights, tiling to the walls and floor.

## OUTSIDE

There is a private car park to the front of the property which sits behind an established hedge. There is side gated access to the rear garden which has a covered area, lawn and a laurel hedge and fence to the boundary.

## TENURE

The property is Commonhold, which is a form of freehold ownership designed for multi-occupational dwellings. Each freeholder will have a direct say in the running of the management company and as freeholders will own their own share of garden/communal area/basement. There is a communal charge of £1200 per annum.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND C – South Staffordshire Council  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the WOMBOURNE Office.

The property is COMMONHOLD.

Broadband – Ofcom checker shows Standard / Superfast are available

Mobile – Ofcom checker shows there is limited and no coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

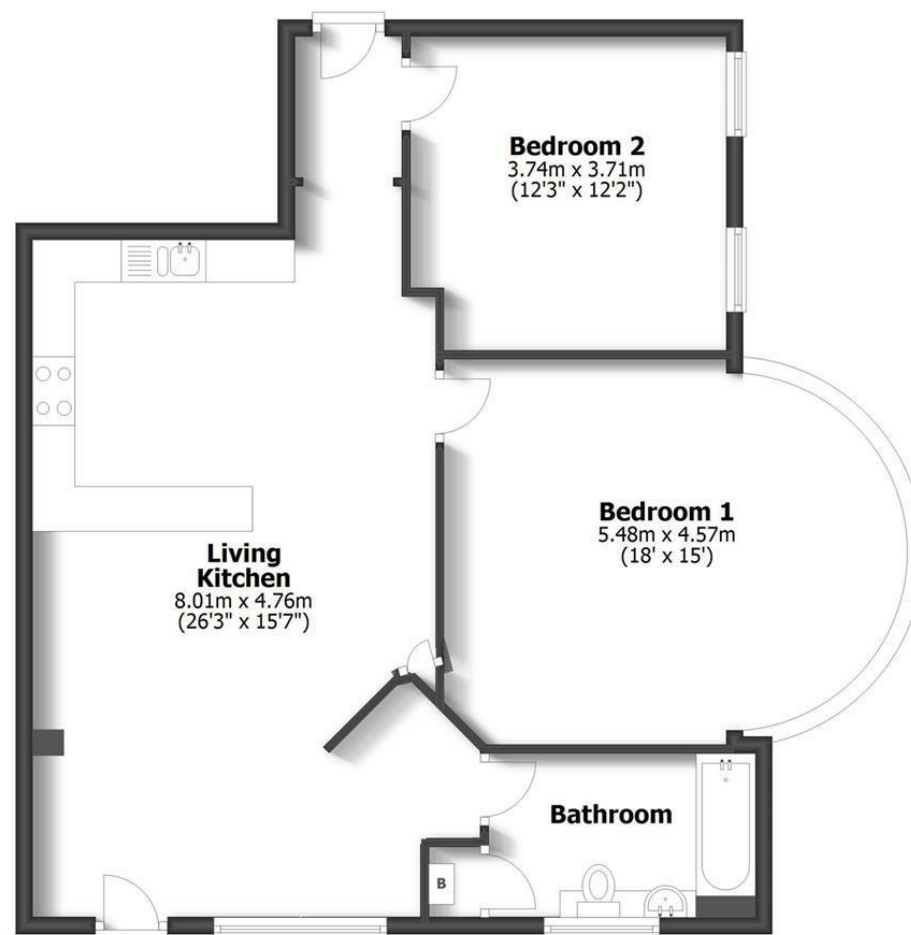
Offers In The Region Of  
£225,000

EPC: C

**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.



## 1 SEVEN STARS FOX ROAD, SEISDON



**Ground Floor**

**TOTAL: 80.5sq.m. 867sq.ft.**

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



