



Tinkers Croft Tinkers Castle Road, Seisdon, Wolverhampton, Staffordshire, WV5 7HF

BERRIMAN  
EATON



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Tinkers Croft is a stylishly appointed, detached bungalow occupying a stunning position behind a gated driveway. There is a block paved driveway affording off road parking for multiple cars, detached garage, summerhouse and well-presented large rear garden with breathtaking views across the Countryside. The internal accommodation briefly comprises porch, entrance hall, guest cloakroom, living room, dining room, breakfast room, fitted kitchen, utility and rear lobby. The principal bedroom has an en-suite shower room, there are two further large bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC : TBC  
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

Tinkers Croft is a stylishly appointed, detached bungalow occupying a stunning position behind a gated driveway. There is a block paved driveway affording off road parking for multiple cars, detached garage, summerhouse and well-presented large rear garden with breathtaking views across the Countryside. The internal accommodation briefly comprises porch, entrance hall, guest cloakroom, living room, dining room, breakfast room, fitted kitchen, utility and rear lobby. The principal bedroom has an en-suite shower room, there are two further large bedrooms and a family bathroom. The property benefits from central heating and double glazing.

## ACCOMODATION

The PORCH has double glazed French door, radiator and wooden door with leaded double-glazed panels into the ENTRANCE HALL. There are two large storage cupboards, one housing the wall mounted central heating boiler, the other housing the hot water cylinder. There are two radiators, spotlights and a loft access. The GUEST CLOAKROOM has a low-level WC, vanity wash hand basin and mixer tap, decorative porthole window to the front elevation double glazed opaque leaded window to the side and radiator. The DINING ROOM has a double-glazed leaded walk-in bay window to the front elevation, double glazed leaded window to the side and radiator. The LIVING ROOM has two double glazed leaded windows to the side elevation, gas fire with surround, spotlights, picture light and double doors into the BREAKFAST ROOM. This has double glazed patio doors onto the rear garden, media wall with fitted shelving, tiled floor, radiator through to the KITCHEN. This is fitted with a high-quality range of wall and base units with Granite worksurfaces, inset single drainer sink unit and mixer tap and central island incorporating a breakfast area. There are a range of integrated appliances including a double Neff oven, induction hob with fitted Neff extractor, dishwasher, fridge, freezer and space for tumble dryer. Ther is a composite door to the rear lobby, vertical radiator, double glazed window overlooking the rear garden, tiled floor, spotlights and door into the UTILITY ROOM. This has fitted wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, plumbing and space for washing machine, and space for additional fridge. The REAR LOBBY has double glazed windows to the side elevations, vaulted ceiling and UPVC double glazed door to the rear garden.

The PRINCIPAL BEDROOM has a range of fitted wardrobes with sliding door, radiator and double-glazed patio door to the rear garden. The EN-SUITE SHOWER has a walk-in shower, vanity wash hand basin with mixer taps, low level WC, tiled walls and floor, spotlights, heated ladder towel rail and double-glazed opaque window to the side elevation. DOUBLE BEDROOM 2 has a range of fitted bedroom furniture including overhead storage, bedside tables and drawers, double glazed leaded window to the front elevation, spotlights and radiator. DOUBLE BEDROOM3 is currently being used as an office but has fitted wardrobes with sliding doors, media wall and shelving, double glazed window to the front elevation and radiator. The FAMILY BATHROOM is fitted with a white suite which comprises bath with shower over and glazed screen, vanity wash hand basin with mixer taps incorporating the low-level WC, double glazed opaque window to the side elevation, tiled walls, spotlights and heated ladder towel rail.

## OUTSIDE

From the main road there is gated access with an intercom that homes four other properties. Tinkers Croft has electronically operated double gates and a block paved driveway providing off road parking for several vehicles, there is a well planted frontage with steps leading to the entrance and a side vehicular access which leads to the DETACHED GARAGE, which has an electronically operated roller shutter door, two double glazed windows to the side elevation, power, lighting and has previously been used as an office. The garage offers ample potential for conversion into a 'granny flat,' subject to planning, or other adaptable living spaces. There are steps which lead to a CLOAKROOM which has a low-level WC, wash hand basin and double-glazed opaque window to the side elevation. Adjacent to that is a storage room with tiled floor and double-glazed window to the rear elevation. There is a rear door which leads to the garden. The SUMMERHOUSE has a vaulted ceiling, double-glazed doors, side windows and spotlights, which can easily be turned into an office. Adjacent to the summerhouse is a double fronted shed.

The REAR has gated access with a paved patio area and steps leading up to a path which leads to the rear. There is a large lawn with established planted borders, a box hedge and a hedge to the boundary with stunning views across the farmers' fields.

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

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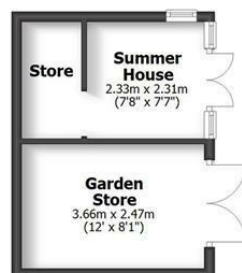
Offers In The Region Of  
£900,000

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.



## Tinkers Croft Seisdon



Ground Floor

HOUSE: 192.3sq.m. 2070sq.ft.  
GARAGE: 57.1sq.m. 615sq.ft.  
**TOTAL: 229.4sq.m. 2685sq.ft.**

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



