



8 Fox Close, Seisdon, Wolverhampton, WV5 7HE

BERRIMAN
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A fully refurbished two bedroom bungalow standing in a superb location close to the heart of a popular South Staffordshire village

LOCATION

Seisdon is a picturesque South Staffordshire village which lies within beautiful and unspoilt countryside close to the Staffordshire and Shropshire borders standing at the heart of the "golden triangle" of Bridgnorth, Wolverhampton and Stourbridge with local facilities being available within the villages of Pattingham and Wombourne. The village offers a local convenience store and public transport close by and is convenient for commuters to Wolverhampton, Telford and Dudley.

DESCRIPTION

During recent months, 8 Fox Close has been the subject of a comprehensive scheme of remodelling and refurbishment which has created an outstanding two bedroom bungalow which is presented to the highest of standards. The property has been completely rewired, a complete new central heating system has been installed, the previous small dining room and kitchen have been amalgamated to create one room of much note and the kitchen and shower room suites have been replaced with appointments of quality. New flooring has been laid throughout, new doors fitted, the property has been replastered and is now ready to move into with minimal works of personalisation required.

ACCOMMODATION

An open PORCH has a composite front door with a double glazed window to one side opening into the HALL with a useful built in cloaks and storage cupboard. The LOUNGE is well proportioned with a wide, double glazed picture window to the front and panelled double doors open into the DINING KITCHEN which is the focal point of the property. The kitchen area has a comprehensive range of wall and base mounted cabinetry with granite working surfaces and an undermounted, stainless steel one and a half bowl sink with mixer tap with filtered tap addition, a new, Leisure range style cooker with splash back and extraction chimney above, an integrated fridge and freezer, an integrated dishwasher and an integrated washer dryer, Travertine stone floor tiling and a double glazed window overlooking the rear garden with dining area having double glazed French doors and window to the garden and carpet to the floor.

There are TWO DOUBLE BEDROOMS and a well appointed SHOWER ROOM with a contemporary white suite with a vanity unit with wash basin with drawers and cupboards beneath, a WC with concealed flush and a metro tiled shower cubicle with waterfall head and separate hose, tiled floor, a double glazed window and a chrome towel rail radiator.

OUTSIDE

8 Fox Close stands behind a front lawn with blue brick boundary wall, a DRIVEWAY laid in tarmacadam providing off street parking and a GARAGE with an elevating door, electric light and power and a courtesy door to the REAR GARDEN with a gravel terrace and paved patio to the rear of the house leading to the shaped rear lawn with a raised and gravelled bed to one side together with a further seating terrace and a garden store.

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

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Superfast are available

Mobile – Ofcom checker shows there is limited 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 risk.

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Offers Around
£389,950

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.



8 FOX CLOSE SEISDON



BUNGALOW: 75.7sq.m. 815sq.ft.
 GARAGE & STORE: 16.3sq.m. 176sq.ft.
TOTAL: 92sq.m. 991sq.ft.

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

