



10 High Street, Wheaton Aston, Stafford, ST19 9NP

BERRIMAN
EATON

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An attractive, detached period cottage with substantial later extensions standing close to the heart of a sought-after South Staffordshire village

LOCATION

The property stands close to the centre of the highly regarded village of Wheaton Aston which lies amidst open South Staffordshire countryside and yet which is within easy reach of several commercial centres. The village itself provides an array of local facilities with the further amenities afforded by Wolverhampton City Centre, Stafford and Cannock also being available.

The M6 and the M54 motorways are easily accessible and provide fast access to Shrewsbury, Birmingham and beyond. Rail services run from both Codsall and Stafford and the area is well served by schooling in both sectors with a highly regarded primary school being located in the nearby village of Bishops Wood.

DESCRIPTION

10 High Street provides well proportioned accommodation with origins believed to date from the 18th century with substantial later extensions, the most recent of which was believed to have been taken some ten years ago.

The house has an abundance of character and flexibility of use and has been well maintained over the years but would now benefit from a gentle scheme of refurbishment affording buyers the potential to make the house "their own".

ACCOMMODATION

A wrought iron gate open onto a small path leading onto a PORCH with a panelled door with inset fanlight, quarry tiled floor and a glazed and panelled door opening into the SITTING ROOM with a recessed wood burning stove, a beamed and raftered ceiling, wiring for wall light and a secondary glazed window to the front. There is an INNER HALL with an understairs storage cupboard and a secondary glazed window to the side with inset coloured lights, a staircase rising to the upper floor and coat hooks. The DINING ROOM has quarry tiling to the floor, a recessed fireplace with wood burning stove, a side window and glazed, double oak doors opening into a GARDEN ROOM with stone flooring with electric under floor heating, a central heating radiator in addition, oak framing with double glazed windows and double glazed French doors to the garden and wiring for wall lights. The KITCHEN has a basic range of fitted units with a stainless steel sink, an electric hob with electric oven beneath, quarry tiled floor, a window and a door into the wrap around veranda, part timber panelled walls and a door to an INNER LOBBY with a GUEST CLOAKROOM with a white suite of WC and a vanity unit with wash basin, a double glazed side window, dado rail, quarry tiled floor and raftered ceiling. There is a UTILITY with a raftered ceiling, secondary glazed window to the front, work surface, fitted shelf and wiring for wall lights. The L-SHAPED WRAP AROUND VERANDA has decorative blue and red brick quarry tiled flooring, internal windows to the dining room and the kitchen, a stable style garden door, a work surface with cupboard beneath and plumbing for a washing machine and a stable style door to a passageway with arched door with inset coloured light and gothic crenelations above leading to the front. A door from the dining room leads to a secondary HALL with an oak front door with inset coloured and leaded lights and glazed side panel, quarry tiled floor and a door opening into a REAR HALL with stainless steel sink, shelving, a wall mounted Baxi gas fired central heating boiler, panelled and glazed garden door and a door into the garage.

There is a split level first floor landing with two double glazed windows. The PRINCIPAL SUITE has a large double bedroom with built in double wardrobes with cupboards above either side of a central knee hole dressing table with wiring for wall light above, a double glazed rear window together with two double glazed roof lights together with an EN-SUITE SHOWER ROOM with a shower cubicle, WC and vanity unit with wash basin with cupboards and drawer built in together with cupboards and mirror above with strip light, a double glazed window and oak flooring. There are THREE FURTHER GOOD SIZED BEDROOMS and a BATHROOM with a white suite of panelled bath, vanity unit with inset wash basin with cupboards beneath and a fully tiled shower cubicle together with a WC, part tiled walls to dado and a linen cupboard with slatted shelving and central heating radiator.

OUTSIDE

10 High Street stands behind a wide frontage which is part brick walled with blue brick copings with a wrought iron gate opening onto a paved FRONT COURTYARD. There is a DRIVEWAY laid in brick pavements providing ample off street parking and which leads to the integral GARAGE with oak double doors to both the front and rear, concrete floor, electric light and power.

The REAR GARDEN is a particular delight and benefits from a high degree of privacy for a property of this type in this location. There is a paved patio to the rear of the house together with a gravelled to the rear of the garage which provides further, secure off street parking with shaped lawns beyond, a further paved terrace, out buildings providing STORES AND A WORKSHOP which have conversion potential and a delightful oak an tiled open fronted GARDEN ROOM with a panelled and vaulted ceiling, historical leaded and coloured Chetwynd Aston Estate windows, blue and red brick quarry floor tiling. There is external lighting and an external cold water supply.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – 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 / Superfast / Ultrafast 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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£428,000

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.



10 HIGH STREET WHEATON ASTON



HOUSE: 157.2sq.m. 1693sq.ft.
 GARAGE: 17.6sq.m. 190sq.ft.
 OUTBUILDINGS: 27.9sq.m. 301sq.ft.
TOTAL: 202.7sq.m. 2184sq.ft.

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

