



Rosebank, Ebstree Road, Seisdon, Nr Wolverhampton, South Staffordshire, WV5 7ES

**BERRIMAN**  
**EATON**



# Rosebank, Ebstree Road, Seisdon, Nr Wolverhampton, South Staffordshire, WV5 7ES

Standing in around 1.3 acres, this secluded property includes a double garage with room above, great parking and a truly rural feel just five miles from the City. Wolverhampton - 5 miles, Bridgnorth - 9 miles, Telford - 15 miles, Stourbridge - 9 miles, Birmingham - 19 miles. (All distances are approximate)

## LOCATION

The village of Seisdon is ideally situated within unspoilt countryside and yet within convenient travelling distance of Wolverhampton, Telford, Stourbridge, Dudley, Bridgnorth and surrounding areas. There is a local village store and garage, whilst further shopping and schooling is available in the near-by village of Wombourne. The adjoining village of Trysull has a popular pub and primary school.

## OVERVIEW

This detached property was built around 24 years ago to a unique design with accommodation on two floors plus a suite of basement rooms. Private from every aspect, the long driveway with a gated entrance, leads along a laurel hedged avenue to the gravelled parking area and garage. The large grounds are designed for low maintenance. Internally the property has undergone recent modernisation and presents an immaculate and spacious family home with modern, tasteful appointments.

## ACCOMMODATION

Entering into the hall, stairs rise to the first floor and the hallway continues to a spiral staircase that leads to the lower ground floor. A refitted guest cloakroom is accessed from the hall, as is the spacious utility/boot room, that includes access to the garden. There are fitted cupboards and space for appliances, with a broom cupboard. The re-fitted breakfast kitchen with ceiling downlighters, pantry, a comprehensive range of soft close high gloss units with space for a range oven, fitted extractor and microwave and a built in dishwasher, . The through lounge with a dining area has a centre feature fireplace with a fitted gas fire and flue. Doors lead into the rear garden, whilst a large conservatory can be accessed to the side with access to the outside terrace.

On the ground floor there are two large bedrooms, one with a walk-in wardrobe with vanity unit and the other having a fitted wardrobe. The lower ground floor includes a plant room and store room, but also two potential home office spaces with lighting and power points. Also accessed here is the large re-fitted bathroom featuring a free standing bath, walk in shower and vanity unit with a heated towel rail.

On the first floor there is the principal bedroom suite which has two large walk in wardrobes, 2 bedside lights and a re-fitted en-suite shower room with complimentary tiling and a heated towel rail. From the landing there is a further bedroom.

## OUTSIDE

The large gravel driveway provides excellent parking and turning space. The detached double garage has power points and light, with a staircase leading to the first floor games room that has windows to the front and rear. In all, the plot is around 1 and a third of an acre, mainly laid to lawn with mature boundaries and a gated driveway that runs through a laurel hedge avenue through the grounds to the driveway.

## SERVICES

We are advised there is private drainage, mains water, electricity and gas. Verification should be obtained by your surveyor.

## TENURE

We are advised the property is FREEHOLD. Verification should be obtained by your Solicitor.

## COUNCIL TAX

South Staffordshire DC. Band G

## VIEWING ARRANGEMENTS

Strictly by appointment through the BRIDGNORTH OFFICE

## DIRECTIONS

Proceed from Bridgnorth on the A454 Bridgnorth Road towards Wolverhampton. Proceed through Hilton and Rudge Heath. At the roundabout take the second exit. Take a right turn opposite 'The Fox' public house into Fox Road. Continue to the junction and take a left onto Ebstree Road. Pass over the bridge and continue for around half a mile - after passing the old quarry turning on the right, take the third driveway on the right.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

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worcestershire@berrimaneaton.co.uk

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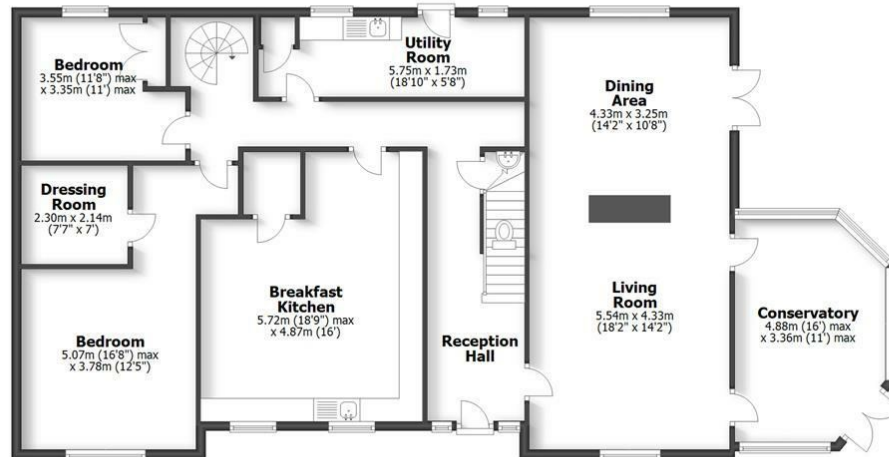
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



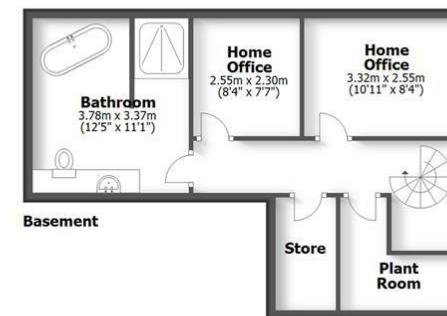
**ROSEBANK**  
EBSTREE ROAD, SEISDON

HOUSE: 251.3sq.m. 2,705.5sq.ft.  
GARAGE: 59.6sq.m. 641.8sq.ft.  
**TOTAL: 310.9sq.m. 3,347.3sq.ft.**

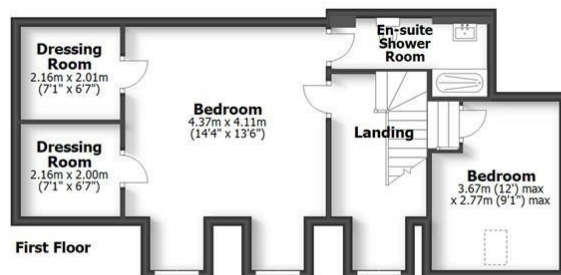
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



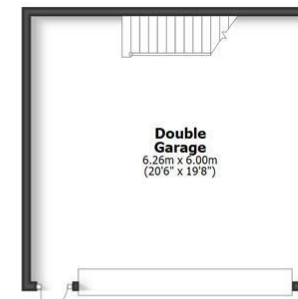
Ground Floor



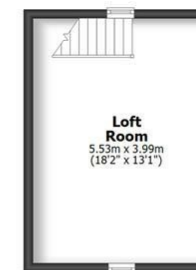
Basement



First Floor



Double Garage



Loft Room



