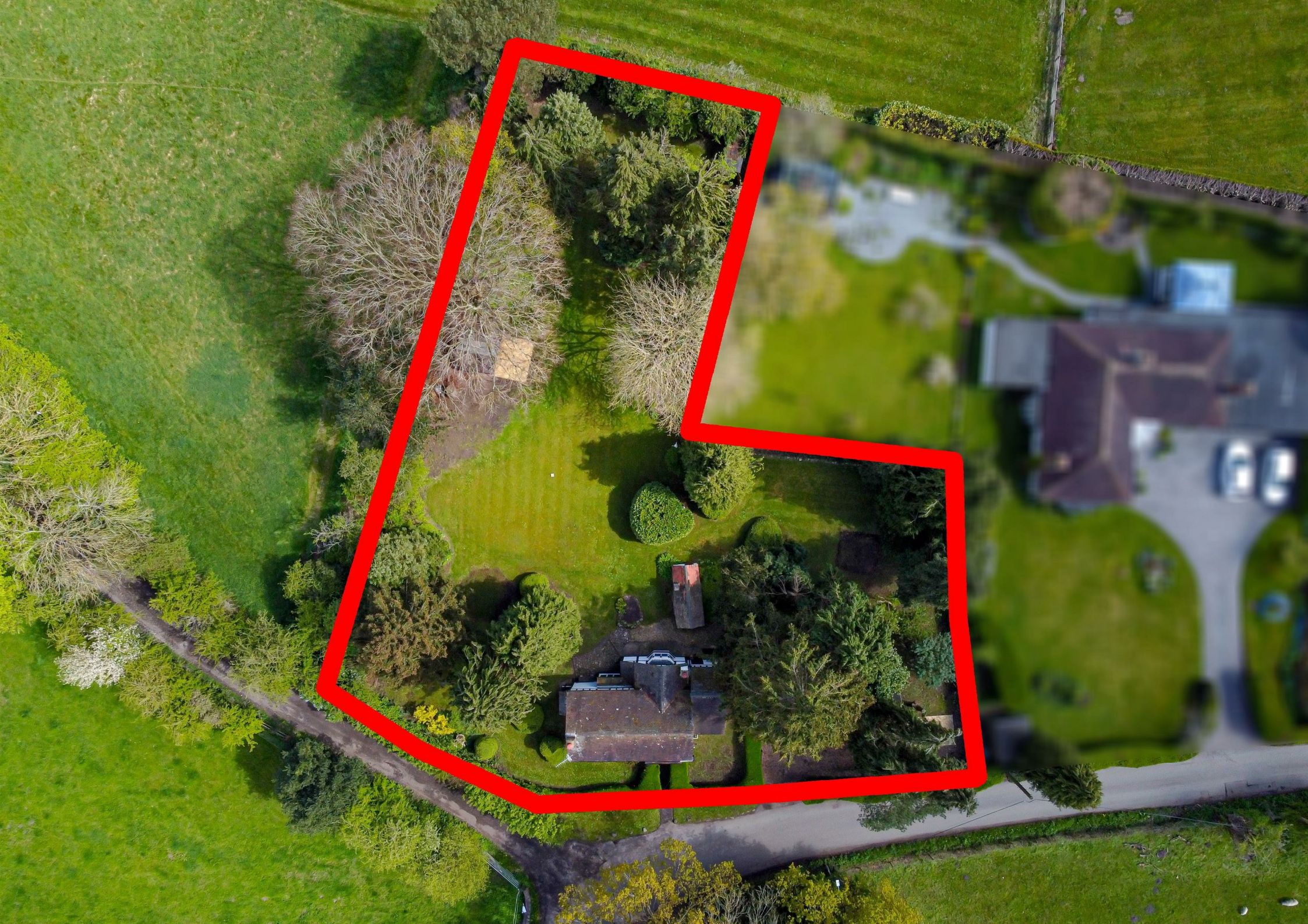




**The Croft, 120 Post Office Road, Seisdon, Wolverhampton, South Staffordshire, WV5 7HA**

**BERRIMAN**  
**EATON**









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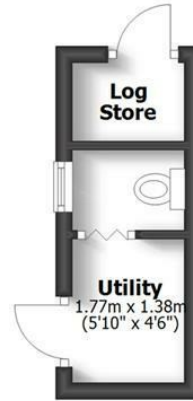
A much admired country cottage in the South South Staffordshire village of Seisdon is being offered for sale with gardens of over a third of an acre and potential to extend. A great opportunity.

Wombourne - 3.3 miles, Pattingham - 3.4 miles, Wolverhampton - 6.6 miles, Albrighton - 7.7 miles, Bridgnorth - 9.2 miles, Telford - 15.6 miles, Stourbridge - 9.3 miles,  
Birmingham - 22.1 miles.

(All distances are approximate).

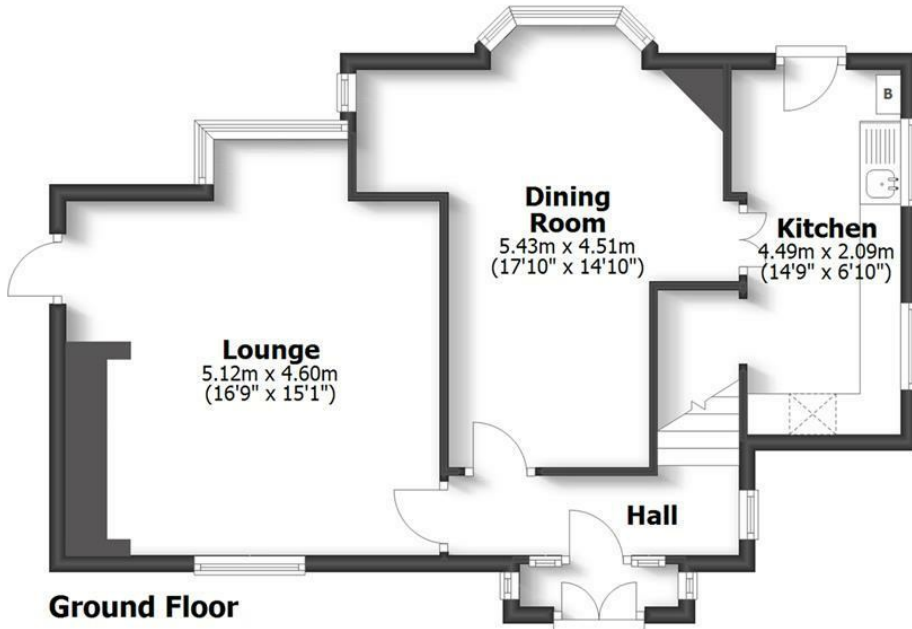


**THE CROFT**  
POST OFFICE ROAD, SEISDON

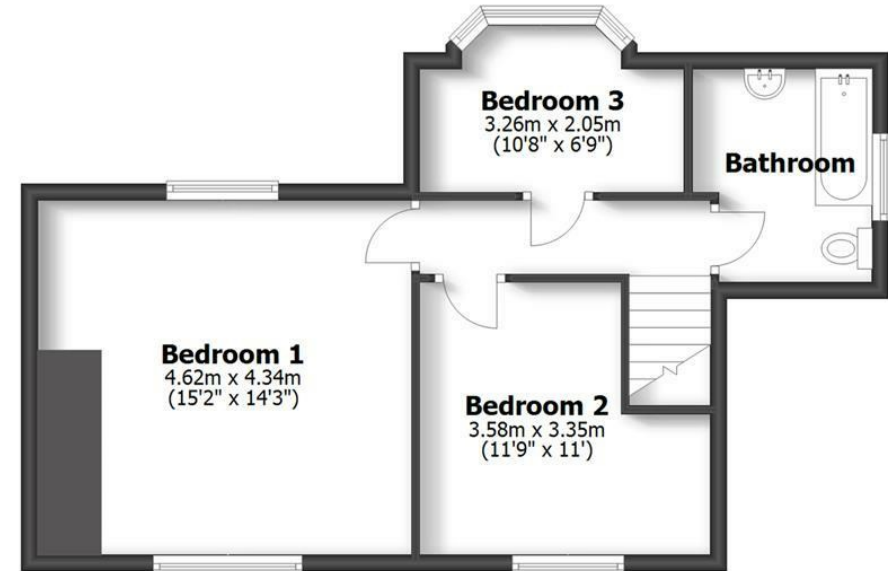


HOUSE: 104.2sq.m. 1121sq.ft.  
OUTBUILDINGS: 10.2sq.m. 110sq.ft.  
**TOTAL: 114.4sq.m. 1231sq.ft.**

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**



**First Floor**



## LOCATION

Seisdon is a highly regarded village standing amidst glorious South Staffordshire countryside in a convenient position between Wolverhampton City Centre and the historic market town of Bridgnorth. It has a small convenience store for everyday needs and there is easy access to the more extensive amenities provided by Wombourne and Pattingham villages. The area is well served by schooling for all age groups with popular primary schools in Trysull and Pattingham and secondary schooling in Wombourne with the excellent choice of public schools in Wolverhampton including the Grammar School, Girls High School and Tettenhall College.

## ACCOMMODATION

The Croft is a particularly attractive detached property full of charm and character with leaded light windows and beamed ceilings. Having central heating, there is scope to further improve or indeed extend the cottage into a large family home if desired.

Entering through the original door, with beautiful stained glass windows, into the hall there a beamed ceilings throughout the downstairs rooms. The main lounge has a magnificent open fireplace, windows that allow plenty of light and a door into the gardens. The second reception/dining room also enjoys a characterful open fireplace, with the kitchen having fitted units, cooker, space under the stairs for an under counter fridge freezer or further storage and a stable door into the garden.

Stairs rise to the landing with the principal bedroom having dual aspect windows with great views. There's a further double bedroom and third single bedroom. The family bathroom has a bath with overhead shower, WC and hand basin.

## OUTSIDE

With views over farmland and pony paddocks, the tranquil and mature gardens are beautifully maintained, with lawns and planted borders including a raised pond and ornamental water pump; all to be enjoyed from the summerhouse. There are several out buildings one having plumbing for a washing machine and toilet facility, an old coal store and several sheds for storage. To the side of the property there is a driveway with space for 3 vehicles, that currently houses another shed.

## PLANNING PERMISSION

The cottage has permitted development rights and a certificate of lawfulness 2011 from South Staffordshire Council, for a two storey rear extension and a single storey side extension and a detached 2 car oak framed garage.

## TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your solicitor.

## SERVICES

We are advised by our clients that all mains services are connected. Verification should be obtained by your surveyor.

## COUNCIL TAX

South Staffordshire Council, Tab Band: F. <https://www.gov.uk/council-tax-bands>

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

## DIRECTIONS

From the (A454) Wolverhampton Road at The Fox at Shipley turn into Fox Road and continue towards the village. On approaching the traffic calming system, take a left turn into Post Office Road, continue along over the little hump back bridge where The Croft is positioned ahead of you.

Offers Around £550,000

EPC: E

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.













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**BERRIMAN EATON**