



34 Post Office Road, Seisdon, Wolverhampton, South Staffordshire, WV5 7HA

BERRIMAN
EATON





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Situated in an exclusive cul-de-sac, this five bedroom, three bath/shower room detached family home has been extended and upgraded to a high specification throughout having a contemporary landscaped garden to the rear with views.
Wombourne - 3 miles, Pattingham - 3 miles, Wolverhampton - 6 miles, Albrighton - 7 miles, Bridgnorth - 9 miles, Telford - 15 miles, Stourbridge - 9 miles,
Birmingham - 22 miles.
(All distances are approximate).

**34 POST OFFICE ROAD
SEISDON**

HOUSE: 252.3sq.m. 2715sq.ft.
GARAGE: 17.7sq.m. 191sq.ft.
TOTAL: 270sq.m. 2906sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE.
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



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 public schools in Wolverhampton including the Grammar School and the Girls' High School.

OVERVIEW

This fabulous home has been upgraded and extended to an exceptional standard using Crittall interior glazing, Karndean flooring and under floor heating to the ground floor. The kitchen and bathroom fittings are also of a high specification and the principal bedroom has a balcony with countryside views.

ACCOMMODATION

On entering the property, a reception hall provides understairs cloaks storage and a guest WC fitted with a Burlington suite. The breakfast kitchen extends to around 35ft and is fitted with a range of matching base and wall cabinets, inset sink unit with boiling water tap and granite work tops over. Integrated NEFF appliances include two ovens, microwave and an induction hob with a Faber extractor. There is a full height wine fridge and a large centre island with breakfast bar and base cabinets. Open plan to the kitchen is a breakfast/ dining area having double doors opening out to the garden. Leading off the kitchen is a laundry room providing a sink unit, work tops and the provision for a washing machine and tumble dryer. The current owners have extended off the kitchen to create a wonderful garden room, which could be utilised as a formal dining room or separate sitting/playroom with windows and double doors out to the garden. From the hall double doors opening into the formal living room enjoying a dual aspect with a bay window to the front and double doors to the rear along with a feature Chesney fireplace with marble surround. A door leads off into a most useful boot room, providing excellent storage. A sliding door opens into a superb, fully sound proofed cinema room with mood lighting, creating the perfect ambiance.

From the hall a turning staircase rises to a spacious first floor landing with access to an airing cupboard which houses the solar controls for the hot water. The principal bedroom suite has French doors opening out onto a balcony with views. There is a large en-suite shower room, offering underfloor heating and a Burlington white suite comprising a WC, dual wash hand basins and a walk in shower. Extending off the bedroom is a luxury walk in bespoke fitted dressing room which offers an assortment of storage solutions to accommodate clothing, footwear and accessory collections with integrated strip lighting. There are four further bedrooms, all of which provide built in wardrobes space with the guest bedroom having an en-suite shower room. The family bathroom, with underfloor heating comprises a shower, WC, hand basin and bath.

OUTSIDE

Having a tarmac driveway to the front providing good off road parking with access to the adjoining garage, there is gated side access to both sides of the property. A covered porch gives access to the front door. The rear garden has been professionally landscaped, to create low maintenance and modern area to enjoy with an artificial lawn, raised planted borders, tiled patio terrace and an excellent entertaining area with built in BBQ, bar and wine fridge. A steel framed pergola, with remote control shutters and integrated lights and heaters provides the perfect alfresco seating area to enjoy all year round.

SERVICES:

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

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 Solicitors.

COUNCIL TAX:

South Staffordshire Council.
Tax Band: G.

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS:

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

Offers Around £1,200,000

EPC: B

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.







Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

Worcestershire Office
01562 546969
worcestershire@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

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