



Meadow Farm, Post Office Road, Seisdon, Wolverhampton, South Staffordshire, WV5 7HA

BERRIMAN
EATON

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Meadow Farm occupies a delightful village location with paddock land of over 4.5 acres. The large property has a double garage and scope for further improvement. 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).

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.

DESCRIPTION

Meadow Farm is a substantial detached two storey residence built in the 1970's, set behind a sweeping driveway and large gardens with adjoining paddocks. The village brook runs through the fields with a bridge crossing. The house has spacious rooms and lovely countryside views, while the southerly rear aspect provides good natural light. With scope for improvement, this is a wonderful family home. In all, the land area is over 4.5 acres in this mature and quiet village position.

ACCOMMODATION

A canopy porch leads into the entrance hall with a guest WC and cloaks cupboard. Double doors open through into the dining hall with a gallery landing, which extends to approximately 27ft incorporating a sitting/study area to the far end with sliding patio doors opening out to the gardens. Leading off is a sitting room/snug and a more formal living room having windows to the front, side and rear along with a feature fireplace. The breakfast kitchen is fitted with matching base and wall cabinets having a dual sink unit and provision for a Rangemaster oven, dishwasher and a solid fuel Rayburn. A rear lobby provides access to the front and rear gardens as well as a utility room, gardeners WC and the adjoining double garage.

From the dining hall a turning staircase rises to the first floor galleried landing with an airing and linen cupboard. The principal double bedroom enjoys a dual aspect along with built in wardrobes and an en-suite bathroom. The second double bedroom features two sets of sliding patio doors opening out to the balcony with views. There are a further two double bedrooms and a family bathroom with a separate WC.

OUTSIDE

Approached off Post Office Road a carriage driveway sweeps around to the front with substantial parking and access to the double garage. The lawned gardens extend to the side and rear with adjoining paddocks beyond having the Smestow Brook running through and bridge crossing.

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. Verification should be obtained by your Solicitors. An overage clause will be included in the sale contract which will reserve 30% of any increase in value due to any none agricultural or equestrian development for a period of 25 years from the date of sale. (plan available upon request). For the avoidance of doubt this will not include any farm buildings, stables or equestrian facilities that are constructed on the land but would include a dwelling even if the occupancy is restricted.

COUNCIL TAX:

South Staffordshire Council.
Tax Band: F.

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS:

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

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

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£999,950

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.



MEADOW FARM
POST OFFICE ROAD, SEISDON

HOUSE: 189.7sq.m. 2,041.9sq.ft.
 GARAGE: 19.7sq.m. 212.0sq.ft.
TOTAL: 209.4sq.m. 2,253.9sq.ft.

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



