



Bridge House, 54 Long Street

THOMAS HARVEY
ESTATE AGENTS

An Individually Designed Refurbished & Extended, Impressive Five Bedroom Three Bathroom Modern Detached Family House With A Stunning Interior. Certainly One Of The Finest Examples Of Its Type!

Bridge House, 54 Long Street, Wheaton Aston, Stafford, ST19 9NF

Asking Price: £640,000

Tenure: Freehold

Council Tax: Band F – South Staffordshire

EPC Rating: C (70) No: 1334-8825-0300-0980-7292

Total Floor Area: 2852sq feet (265.0sq metres) Approx.

Services: We are informed by the Vendors that all main services are installed

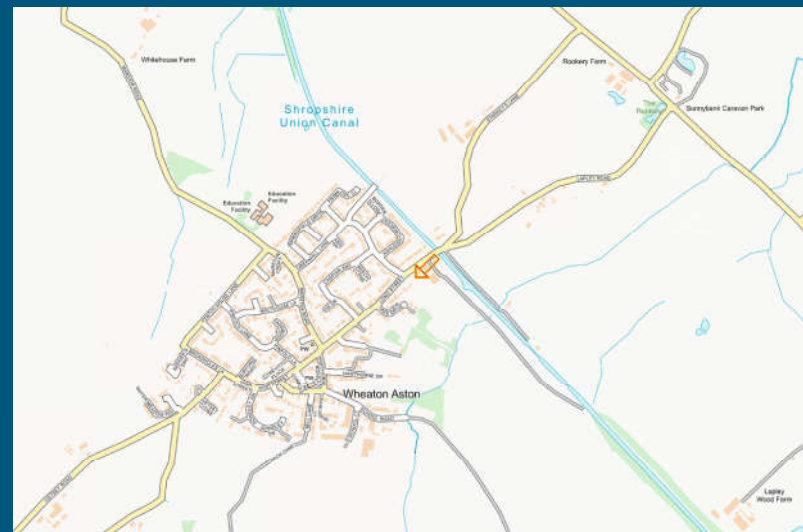
Situated in a prominent position in the heart of this favoured South Staffordshire Village known as Wheaton Aston, this former Farm House for Bridge Farm, has been extensively extended & restyled in recent years to create a beautiful & individually designed detached family house, perfect for buyers requiring a home, ready to just move into!

With no expense spared, 54 Long Street has been professionally refurbished to a most superior standard providing a host of high quality fittings throughout! Deceptive externally, viewing of the interior is essential to appreciate the spacious living accommodation which is stylishly appointed throughout incorporating many stunning features including new modern ensuites, quality carpets & flooring, a number of replaced windows & doors, trendy décor, updated electrics, refitted Tempest hot water system and a striking open plan bespoke breakfast kitchen with adjoining dining room & separate family room, creating a perfect space for entertaining large families or guest.

Measuring at an impressive approx. 2,852sq ft, the versatile and expansive accommodation includes reception porch to welcoming entrance hall with built in cloaks cupboard, front charming living room, dining room with open archway to the breakfast kitchen and leading to the family room at rear with bifold doors to the garden. The ground floor also includes a utility room, fitted cloakroom and a double width garage with one side converted into a useful home gym and could of course be used for a multitude of purposes i.e. home office, hobbies room or easily changed back to a garage, if so required. On the first floor, the galleried landing leads to five double bedrooms with the fifth having a dressing room, two new ensuite shower rooms and the family bathroom features a well-appointed white Heritage style suite. At the front of the house is large gated driveway providing plenty of off road parking and of course leads to the garage.

As Bridge House sits in a modest plot of approx. 8,015sq feet, the south facing rear garden is a further selling feature, having been landscaped to provide a fantastic usable outdoor space, ideal for hosting garden parties, with full width decking area & shaped lawn.

Although enjoying a rural setting with adjacent views over countryside, Wheaton Aston offers a wide range of facilities, including shops, schooling in both sectors and within a short distance to the M6 & M54 motorway, great for commuting to principal towns & cities. Internal inspection is highly recommended to appreciate this first class property being a superb example of its type!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS

Reception Porch: PVC double glazed door with matching side windows, recessed ceiling spot lights and terracotta tiled flooring. **Entrance Hall: 17'5" (5.30m) x 7'7" (2.30m)**
Internal PVC door with matching double glazed opaque side windows, covered radiator, coved ceiling, wood effect Polyflor luxury vinyl flooring and staircase to first floor with built in cloaks cupboard below.

Living Room: 19'4" (5.90m into bay) x 12'6" (3.80m)

Feature granite fireplace with marble heath & open fire, radiator, double glazed window to side and matching bay window to front.

Dining Room: 13'5" (4.10m) x 11'10" (3.60m)

Radiator, coved ceiling and double glazed bow window to front. An open archway leads to the kitchen.

Breakfast Kitchen: 20'0" (6.10m) x 11'2" (3.40m)

Refitted with a bespoke suite of matching light grey units comprising an extensive range of built in base cupboards & drawers, suspended wall cupboards with display under lighting, granite worktops with white brick style splashbacks & sunken single drainer sink unit with mixer tap, matching central island with breakfast bar & cupboards, built in dishwasher, black cast iron double AGA cooker, recess for American style fridge freezer, coved ceiling, wood effect Polyflor luxury vinyl flooring, two skylights and double glazed window to rear.

Family Room: 20'4" (6.20m) x 19'8" (6.00m)

Wall mounted electric modern fire, two covered radiator, vertical graphite radiator, display shelving, built in cupboard housing wall mounted gas fired central heating boiler, recessed ceiling spot lights, wood effect Polyflor luxury vinyl flooring, full height double glazed side window and matching bifold doors to rear garden.

Utility: 12'10" (3.90m) x 8'10" (2.70m)

Built in base cupboards with laminate worktops & matching suspended wall cupboards, stainless steel single drainer sink unit with mixer tap, plumbing & recess for washing machine & dryer, radiator, wood effect Polyflor luxury vinyl flooring and double glazed window to side with matching PVC door.

Fitted Cloakroom: 8'10" (2.70m) x 3'3" (1.00m)

White suite with recessed WC, vanity unit, radiator, white brick style part tiled walls, patterned ceramic tiled flooring and double glazed opaque window to side.

Gym / Hobbies Room: 16'1" (4.90m) x 8'10" (2.70m)

Power, lighting, vaulted ceiling with background lighting. Internal access to:

Garage: 16'1" (4.90m) x 8'10" (2.70m)

'Up & Over' garage door, power, lighting, vaulted ceiling with storage recess, and double glazed window to rear.

First Floor Landing: Radiator, wall light points, coved ceiling and double glazed window to front.

Bedroom One: 23'11" (7.30m max) x 12'6" (3.80m max)

Covered radiator, separate radiator and double glazed window to rear. **Ensuite: 7'3" (2.20m) x 6'7" (2.00m)** Refitted with a luxury modern suite comprising walk in double shower with chrome power shower, vanity unit with storage & recessed WC, wall suspended LED mirrored cabinet, radiator with chrome heated towel rail, tiled walls, recessed ceiling spot lights, extractor fan, wood effect Polyflor luxury vinyl flooring and double glazed opaque window to rear.

Bedroom Two: 15'5" (4.70m into bay) x 12'6" (3.80m)

Radiator, wall mounted electric fire and double glazed bay window to front. **Ensuite: 7'7" (2.30m) x 5'9" (1.75m)** Refitted with a luxury modern suite comprising panelled bath with overhead shower head, separate spray & screen, vanity unit with storage & recessed WC, wall suspended mirrored cabinet, chrome heated towel rail, tiled walls, recessed ceiling spot lights, wood effect Polyflor luxury vinyl flooring and double glazed opaque window to rear.

Bedroom Three: 13'1" (4.00m) x 11'2" (3.40m)

Radiator and double glazed window to front.

Bedroom Four: 12'10" (3.90m) x 11'2" (3.40m)

Radiator and double glazed window to rear.

Bedroom Five: 12'10" (3.90m) x 8'10" (2.70m)

Double glazed window to rear and open archway to **Dressing Room/ Study: 13'1" (4.00m) x 8'10" (2.70m)**

Bathroom: 13'1" (4.00m) x 7'3" (2.20m)

Fitted with a white heritage style suite comprising corner panelled bath, double shower enclosure with power shower, low level WC, vanity unit, radiator, part tiled walls, double glazed opaque window to rear and floor to ceiling built in airing cupboard housing hot water system.

South Facing Rear Garden: Neatly landscaped to provide an excellent useable outdoor space with full width terrace having grey composite decking, further paved patio at side, shaped centre lawn, flowering borders having a variety of shrubs & trees, timber shed, surrounding fencing, side gate and exterior power supply, lighting & water.

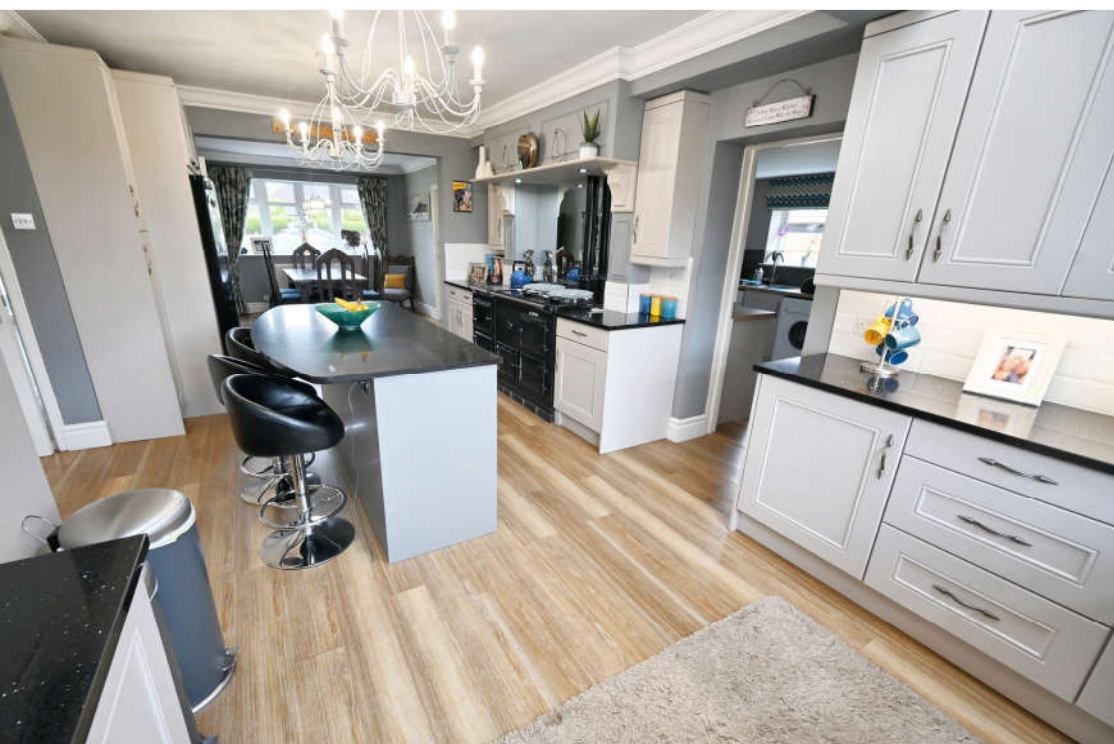
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



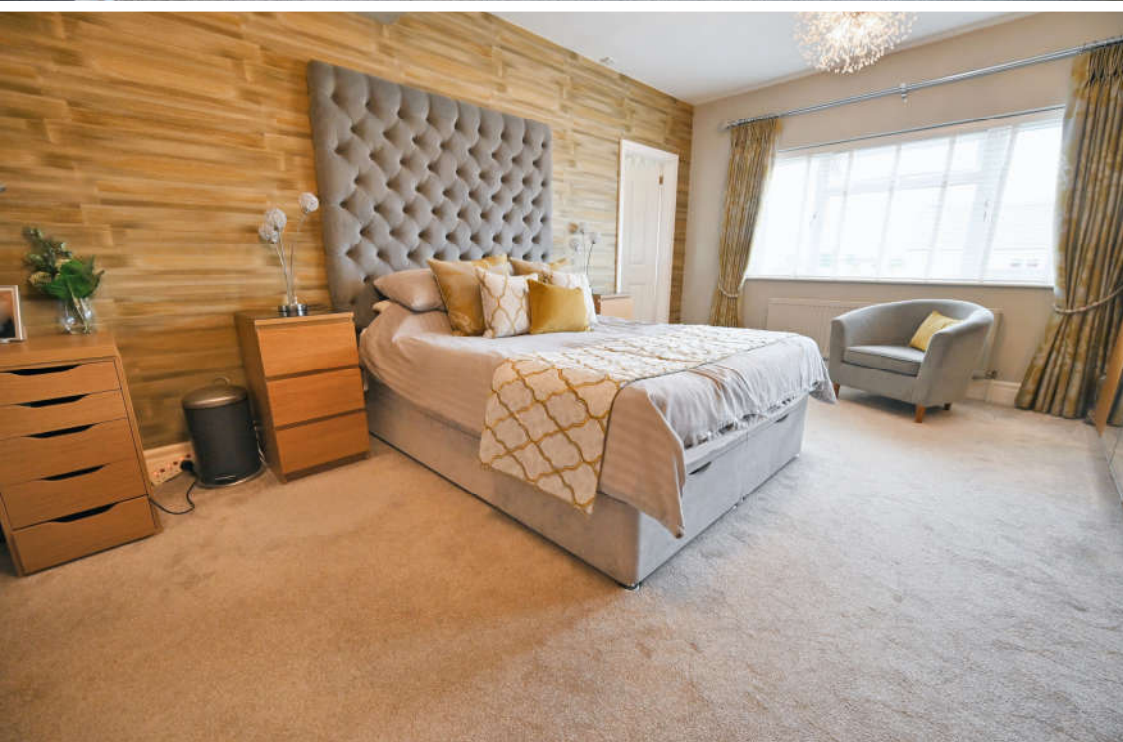




















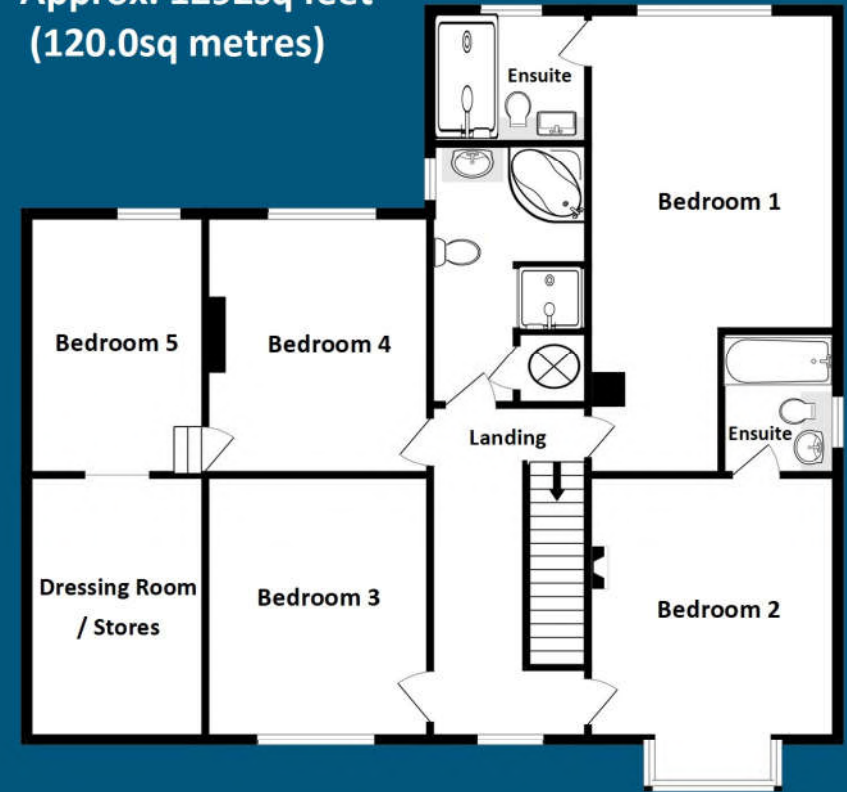
Ground Floor

Approx.: 1561sq feet
(145.0sq metres)



First Floor

Approx. 1292sq feet
(120.0sq metres)



Total Floor Area: 2852sq feet (265.0sq metres) Approx

PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.

