



LEE COOKE
ESTATE AGENCY GROUP

Edmond Gardens Off Long Street Wheaton Aston ST19 9FB

Offers In Region Of £360,000

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Edgmond Gardens Off Long Street Wheaton Aston ST19 9FB

Lee Cooke welcomes you to " Edgmond Gardens Long Street " Set within the picturesque village of Wheaton Aston, this modern detached family home offers a blend of contemporary design and versatile living spaces, complete with valuable extra land to the right side presenting superb potential for side extension (STP)

Externally, the property provides convenient off-road parking to rear. A significant advantage is the additional plot of land to the right, offering excellent scope for further parking or an extension, subject to the necessary permissions. The frontage features a small, low-maintenance area, while the private rear garden is thoughtfully set up for enjoyment with an entertainment patio and artificial lawn.

Step inside this show home styled detached home to a welcoming entrance hall, featuring elegant oak flooring, leading to a practical ground floor guest WC. The inviting lounge offers a comfortable space for relaxation. The heart of this home is the entertainment open-plan kitchen diner, appointed with integrated appliances, a stylish central island with seating, and impressive bi-folding doors that seamlessly connect to the rear garden, perfect for indoor-outdoor living.

Upstairs, the first floor hosts three well-proportioned bedrooms. The master bedroom benefits from a private en-suite, complemented by a separate family bathroom, providing ample comfort for a modern household.

This property is presented with the added benefit of **NO UPWARD CHAIN** and its additional land further enhances its appeal and long-term potential.





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Location & Area

Nestled on the popular Long Street within Edgmond Gardens, a modern development of just three properties, this home is ideally located within walking distance of Wheaton Aston Centre. The village provides a charming selection of amenities including public houses, eateries, wonderful canal walks, local shops, schools, a doctors' surgery, and a pharmacy. Further shopping opportunities are readily available in nearby Brewood, Codsall, and Newport, with major retail parks in Cannock, Wolverhampton, and Telford.

Entrance Hall

Accessed via a door to the front, featuring oak flooring, a central heated radiator, stairs to the first-floor landing with a feature handrail and spindles, spotlights to the ceiling, and doors leading to various rooms.

Ground Floor Guest WC

Equipped with a low flush toilet, a wash basin, a double-glazed window to the front, and tiled flooring.



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Lounge

14'0" x 11'0"

A spacious lounge with two double-glazed windows to the front, oak flooring, a central heated radiator, and part-panelled walls.

Entertainment Breakfast Kitchen Diner

14'6" x 10'1" max

This impressive space features double-glazed bi-folding doors leading to the rear entertainment area. It boasts a fantastic selection of fitted wall and base units, a complimentary centre entertainment island with a seating area, spotlights to the ceiling, and a range of integrated appliances including a washing machine, dishwasher, fridge, freezer, induction hob, oven, and extractor. A central heated radiator and tiled flooring complete this modern space.

Bedroom One

11'3" x 11'0"

A generous master bedroom with two double-glazed windows to the rear, a central heated radiator, and doors to the landing and en-suite.

First Floor Landing

Featuring a high ceiling, loft access, stairs to the ground floor, and doors to various rooms.

En-suite

Comprising a walk-in shower area, wash basin, low flush toilet, heated towel rail, tiled floor, part-tiled walls, extractor fan, and spotlights to the ceiling.

Bedroom Two

11'3" x 10'0"

Featuring two double-glazed windows to the front, a central heated radiator, and a door to the landing.

Bedroom Three

10'6" x 6'1"

A well-proportioned room with a feature double-glazed French window opening to the rear, a central heated radiator, a high ceiling, and a door to the landing.

Family Bathroom

Fitted with a double-glazed window to the front, a suite including a shower bath with a shower and screen, a wash basin, and a low flush toilet. Features also include tiled flooring, part-tiled walls, a heated towel rail, and spotlights to the ceiling.





Front Garden

A low-maintenance frontage with wrought iron fencing and a gate with a pathway leading to the main entrance. An artificial lawned area is also present.

Extra Land to Side

An additional plot to the right-hand side, ideal for extension possibilities or off-road parking, subject to relevant permissions.

Rear Garden

An entertainment rear garden featuring fencing, a gate leading to side access, an artificial lawned area, a feature decked area, access leading to the side land, an external power point, wall lighting, and a water tap.

Car Parking

The property offers car parking to the left-hand side, with further potential on the right-hand side, subject to relevant permissions.

Services -Please confirm with your solicitor regarding the connected services to the property.

Fixtures and Fittings - Any fixtures and fittings not specifically mentioned within these sales particulars are excluded from the sale, although they may be available through separate negotiation. Please confirm details with either the vendor or Lee Cooke Personal Estate Agents eXp.

Consumer Protection

The property details are meant to give a general overview of the property, they don't form any part of a contract. We have not carried out a survey or tested any services or fittings. Measurements, photos, and floorplans greyscales and ariel views are for guidance only and do not represent the properties legal boundaries and should be checked with your solicitor before incurring any costs. All images and information are the copyright of Lee Cooke Personal Estate Agents eXp. We may update these details at any time without notice.

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Ground Floor

First Floor

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