



Ivetsey Road, Wheaton Aston

Offers Over £250,000

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Ivetsey Road, Wheaton Aston

Lee Cooke Personal Estate Agents are delighted to present this attractive semi-detached home, ideally situated in the ever-popular and sought-after village of Wheaton Aston.

Located on Ivetsey Road, this charming property enjoys a rural edge position within the village, approached via a shared right-of-way leading to the main family home.

Externally, the property benefits from ample off-road parking, along with pleasant front, side, and rear gardens featuring an entertaining patio area—perfect for outdoor relaxation and family gatherings.

Internally, the accommodation comprises an entrance hall, spacious lounge, separate dining/sitting room, fitted kitchen, rear entrance, guest WC, and utility room.

To the first floor are three well-proportioned bedrooms and a family bathroom, with access to a large attic area offering excellent potential for conversion (subject to relevant permissions).

This is a wonderful opportunity to acquire a well-located home in one of the area's most desirable settings.

Location & Area

Located in the ever popular village of Wheaton Aston. The village itself offers a wide range of amenities including two popular public houses, The Hartley Arms and The Coach & Horses, as well as scenic canal-side walks. Local shops such as Doal's convenience store and the Spar provide everyday essentials, while St Mary's Primary School, a GP surgery, pharmacy, 11.11 hair salon & nail bar, St Mary's Church with toddler groups, monthly group dog walks, TMA Trojan Marshal Arts club and WAGS Dog Grooming ensure the community is well-served. Wheaton Aston also boasts an active village hall with a selection of groups covering all age ranges, a junior football club, and a cricket club, providing a strong sense of community. Excellent road and transport links make commuting convenient, with the nearby A5 providing access to the M54 and M6 motorways.





Entrance Hall

Having a double-glazed front entrance door, stairs rising to the first-floor landing, useful under-stairs storage cupboard, central heating radiator, and doors leading to the lounge, dining/sitting room, and kitchen.

Lounge – 15'6" (into bay) x 15'3" (into recess)

A spacious and inviting reception room with a double-glazed bay window overlooking the rear garden. Features include laminate flooring, a gas fire with fitted surround, central heating radiator, and door leading back to the hall.

Dining Room / Sitting Room – 11'0" x 10'0"

A versatile second reception room with a double-glazed window to the rear elevation, central heating radiator, and door to the hall – ideal as a formal dining room, snug, or home office.





Kitchen – 11'7" x 7'0"

Fitted with a range of wall and base units with roll-top work surfaces, a single drainer sink unit, plumbing for a washing machine, and space for appliances. Double-glazed window to the front aspect, tiled flooring, and doors leading to various ground floor rooms.

Utility – 7'7" x 5'0"

Having two double-glazed windows to the side, tiled flooring, and door leading into the rear entrance area.

Rear Entrance

With double-glazed door giving access to the side of the property, storage cupboard, and doors to the guest WC and utility room.

Guest WC

Comprising a high-flush WC and double-glazed window to the front elevation. Door leading back to the rear entrance.

First Floor Landing

Having a double-glazed window to the front, stairs descending to the ground floor, loft access with pull-down ladders, and a half-boarded attic space offering storage or conversion potential (subject to permissions).

Bedroom One – 11'9" x 10'9" (max)

A spacious double bedroom with dual built-in wardrobes, double-glazed window to the rear, central heating radiator, and door to landing.

Bedroom Two – 11'0" x 14'0" (max)

Another generous double bedroom with built-in wardrobe, double-glazed window to the rear, central heating radiator, and door to landing.

Bedroom Three – 10'3" x 7'4"

Having a double-glazed window to the front, central heating radiator, and door to landing – ideal as a child's room, guest room, or home office.

Family Bathroom

Fitted with a modern white suite comprising panelled bath with fitted shower and screen, pedestal wash basin, and low-level WC. Also includes tiled walls and flooring, heated towel rail, and double-glazed window to the side aspect.





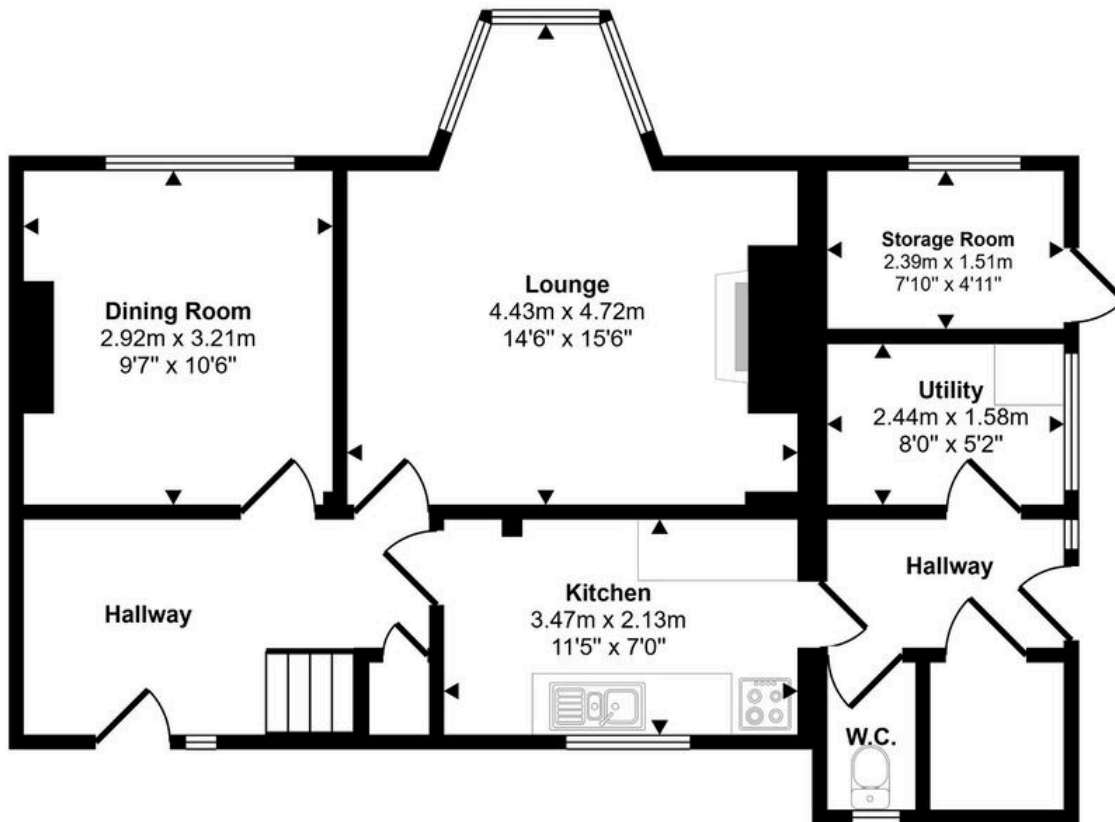
Front Garden

Set within a small cul-de-sac position enjoying pleasant green views. The front features a concrete print driveway providing ample off-road parking, further printed pathway, and gated side access leading to the rear. Well-stocked with plants, trees, and shrubs, and includes an open canopy porch.

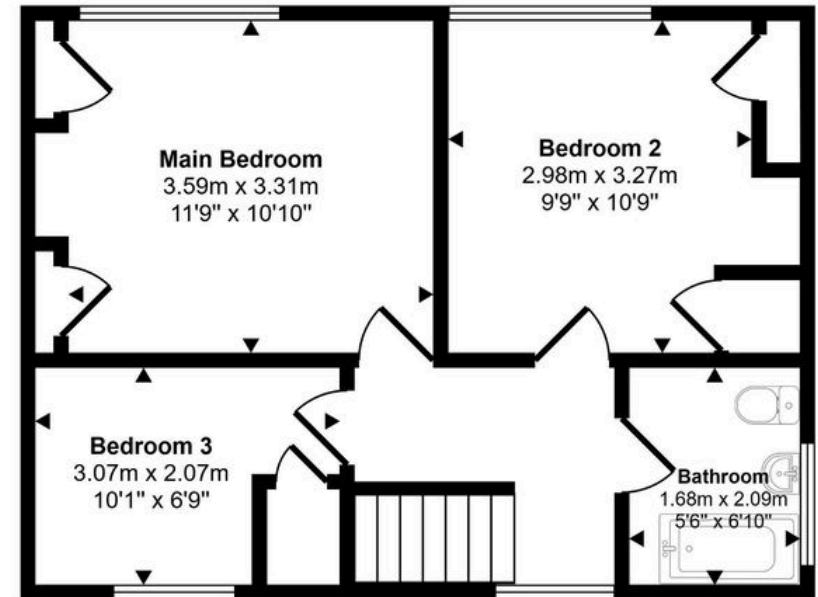
Rear Garden

A large, well-maintained rear garden with panel fencing, gated access to the front, paved patio area ideal for entertaining, lawned section, mature trees, plants, and shrubs, a vegetable patch, and a storage shed.

Approx Gross Internal Area
102 sq m / 1093 sq ft



Ground Floor
Approx 60 sq m / 646 sq ft



First Floor
Approx 42 sq m / 447 sq ft