



LEE COOKE

Sowdley Green, Wheaton Aston

Offers In Region Of £189,995

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Sowdley Green, Wheaton Aston

Lee Cooke Estate Agency Group powered by eXp proudly presents this highly deceptively spacious mid-terrace townhouse within the ever-popular and charming village of Wheaton Aston.

Approached via a generous driveway offering ample off-road parking, rear garden with rear access gate.

Step inside to discover a bright and inviting layout designed for modern family life: a spacious entrance porch and hall, convenient ground-floor guest WC, a refitted open-plan kitchen diner ideal for hosting, a cosy separate lounge flowing seamlessly into the rear lean-to (Updating required)

Upstairs there are three comfortable bedrooms complemented by a versatile dressing area ideal for home office conversion and a contemporary fitted family bathroom.

Viewing is highly recommended.

Location & Area (Meet Our Community)

Nestled in the heart of 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 WAGS4ME 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. Larger shopping areas and further schools can be found in nearby towns including Telford, Cannock, Wolverhampton, Stafford, Penkridge, Newport, Codsall, and Brewood.





Entrance Porch

Double-glazed window and door to the front, with a further door leading into the entrance hall.

Entrance Hall

A welcoming space with stairs to the first-floor landing, central heating radiator, laminate flooring, useful storage cupboard, and access to the kitchen diner and lounge.

Ground Floor

Guest WC Conveniently fitted with a low-flush toilet, wall-mounted wash basin, tiled flooring, and double-glazed window to the front.





Open-Plan Kitchen Diner (18ft 3 x 9ft 4)

The heart of the home – a spacious and sociable entertainment area featuring a refitted range of wall and base units with square-edge worktops, Belfast-style ceramic sink, integrated appliances (fridge freezer, washer, hob with extractor, oven, and microwave), wall-mounted boiler, central heating radiator, double-glazed window to the front, and archway to the lounge.

Lounge (10ft 8 x 15ft 8)

A relaxing retreat with laminate flooring, central heating radiator, double-glazed French doors to the lean-to, window overlooking the rear garden, and open access to the kitchen.

Lean-to

Requiring updating, having access into the main lounge and access to the rear garden.



First Floor Landing

Smoke alarm, airing cupboard, and doors to all rooms.

Bedroom 1 (12ft x 8ft 7)

A generous principal bedroom with double-glazed window to the front, laminate flooring, central heating radiator, and open access to the dressing area/home office.

Dressing Area/Home Office (9ft 3 x 4ft 8)

Versatile space with multiple potential uses, loft access, and laminate flooring (potential for separate access, subject to permissions).



Bedroom 2 (12ft 9 x 9ft 4)

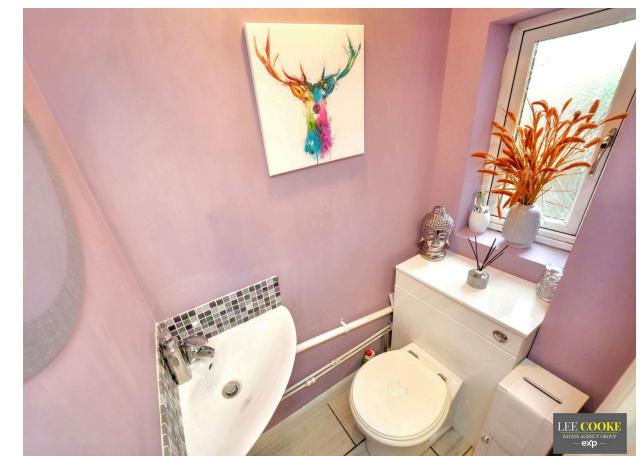
Double-glazed window to the rear, laminate flooring, and central heating radiator.

Bedroom 3 (10ft x 6ft 7)

Double-glazed window to the rear, laminate flooring, and central heating radiator.

Family Bathroom

Modern suite comprising a walk-in shower, low-flush WC, wall-mounted wash basin, heated towel rail, part-tiled walls, and double-glazed window to the front.





Front Garden

A generous driveway with bordered hedge providing ample off-road parking.

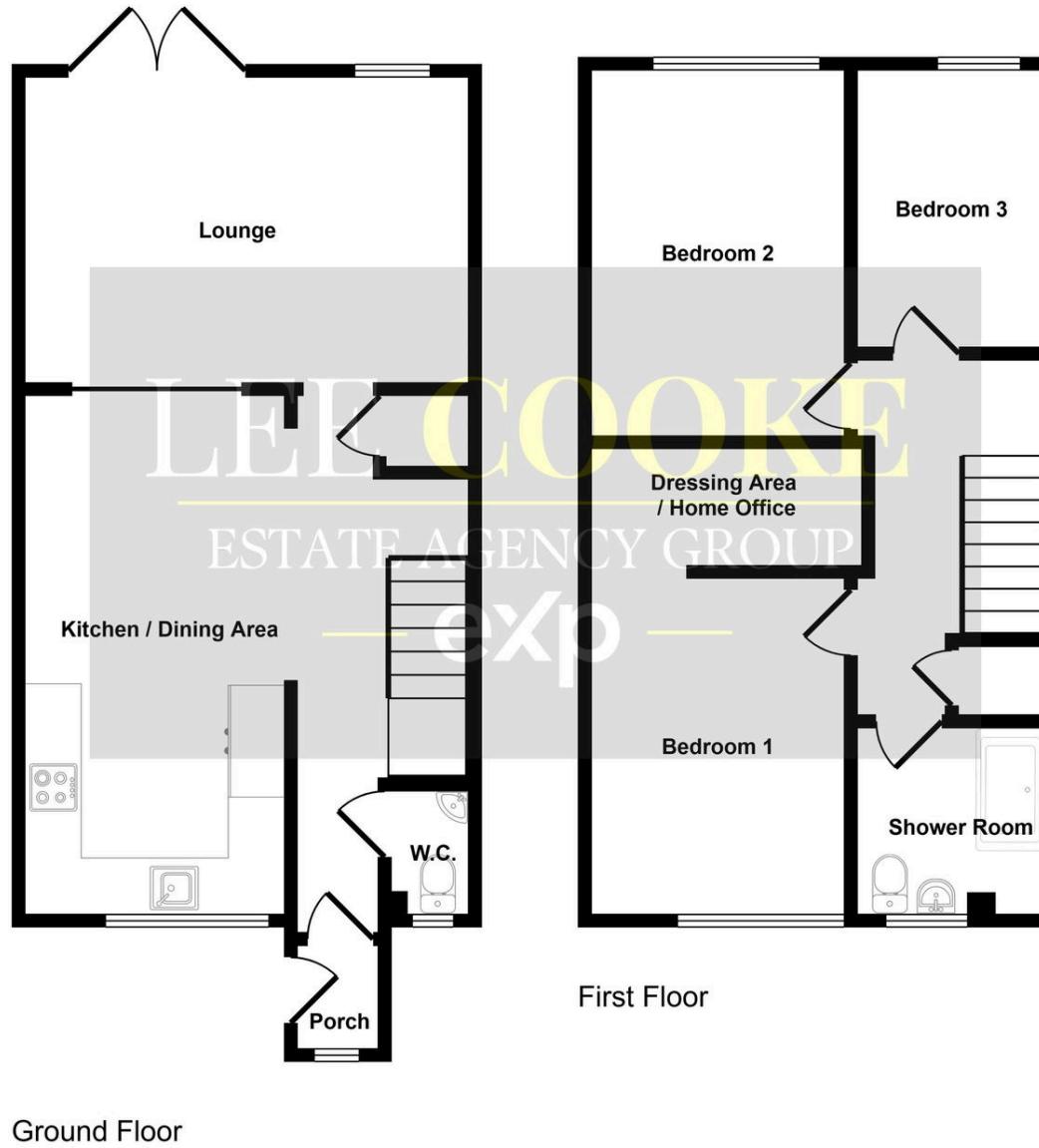
Rear Garden

Enclosed garden with patio area, storage shed, panelled fencing, and gated rear access.

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