



Connells

Greenhill Lane
Wheaton Aston Stafford

Greenhill Lane Wheaton Aston Stafford ST19 9PL

for sale offers in the region of
£465,000



Property Description

The Award Winning Connells Wolverhampton branch is delighted to bring to the market this extended four/five bedroom detached family home boasting NO ONWARD CHAIN and in the popular rural location of Wheaton Aston. Viewings are highly recommended to appreciate the accommodation on offer, call Connells today to book your viewing.

This corner plot property has an inviting hallway, ground floor wc, study area, spacious lounge, dining room (potential to be an office or Bedroom Five), well appointed kitchen with adjoining utility room, four first floor bedrooms, shower room, separate wc, separate shower room and loft space with potential for conversion for two additional bedrooms subject to the necessary permissions. Outside to front is a garden, ample off road parking and a well maintained sizeable rear garden.

The Location & Area

Situated in the ever sought after village of Wheaton Aston which offers fantastic commuting access to the M54 and M6 motorways. Fantastic shopping can be found within Neighbouring areas which includes Penkridge, Codsall, Wolverhampton, Telford and Newport. Popular schooling can be found nearby and there is a selection of shops and public houses as well as a pharmacy, doctors, garage service station all within close proximity.

Approach

Set back from the roadside on a corner plot with ample off road parking and front garden.

Entrance Hall

Door and window to front, coat cupboard, storage cupboard, two ceiling roses with light points, central heating radiator, stairs rising to first floor, doors to lounge/study area, door to dining room/potential Bedroom Five and kitchen.

Ground Floor Wc

Low flush wc, wash hand basin, central heating radiator, part tiled walls, extractor, ceiling light point.

Lounge

16' 3" x 14' 5" (4.95m x 4.39m)

Double glazed window to front, four wall lighting, ceiling rose with light points, gas fireplace, open to study area.

Study Area

11' 10" x 6' 9" (3.61m x 2.06m)

Double glazed sliding doors to rear garden, ceiling rose with light point, central heating radiator, open to lounge.

Dining Room/ Bedroom Five

16' 1" x 7' 9" (4.90m x 2.36m)

Double glazed windows to front and side, wall lights, plug in heater.

Kitchen

8' 4" x 14' 5" (2.54m x 4.39m)

Matching wall and base units, integrated double oven, dishwasher, four ring gas hob, part tiled walls, spotlights, double glazed window to rear, door to entrance hall and utility.



Utility Area

8' 5" x 7' 9" (2.57m x 2.36m)

Wall and base units with stainless steel and drainer with mixer tap, plumbing for washing machine, ceiling light point, central heating radiator, part tiled wall, double glazed window to rear, doors to garden and kitchen.

First Floor Landing

Loft access, two ceiling light points, airing cupboard housing water tank, wall mounted boiler, doors to various rooms.

Bedroom One

14' 6" max x 11' 6" max (4.42m max x 3.51m max)

Double glazed window to front, central heating radiator, ceiling light point, fitted wardrobes.

Bedroom Two

15' 5" x 7' 10" (4.70m x 2.39m)

Double glazed window to front and side, central heating radiator, two ceiling light points, separate loft access.

Bedroom Three

14' 4" x 11' 9" (4.37m x 3.58m)

Double glazed window to front, central heating radiator, two ceiling light points, spotlights.

Bedroom Four

10' x 6' 10" (3.05m x 2.08m)

Double glazed window to side, central heating radiator, ceiling light point, fitted wardrobes.

Shower Room

Walk-in shower, His & Hers sinks with granite work top, part tiled walls, central heating radiator, spotlights, double glazed window to rear.

Separate Wc

Low flush wc, part tiled walls, wash hand basin, spotlights, central heating radiator, double glazed window to rear.

Further Shower Room

Shower cubicle, extractor fan, tiled walls, ceiling light point, double glazed window to rear.

Loft Space

Skylight, power supply, lighting, potential for conversion subject to relevant permissions.

Outside Rear

Paving, outside tap point, lawn, flower borders, greenhouse, side gate.

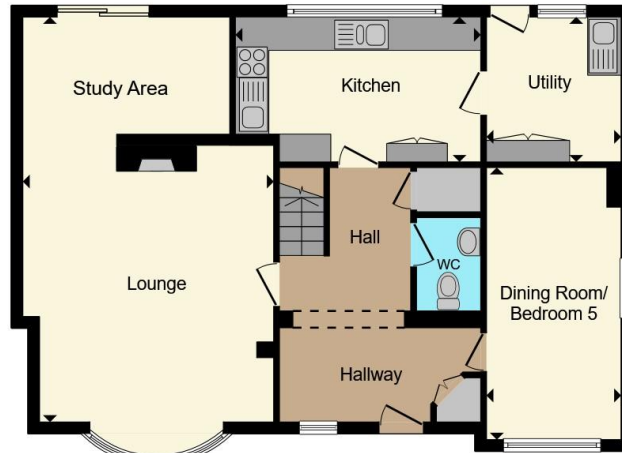
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.









Ground Floor



First Floor

Total floor area 152.2 m² (1,638 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335357



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH335357 - 0004