



LEE COOKE
ESTATE AGENCY GROUP

Findhorn, Pinfold Lane, Wheaton Aston, Stafford, ST19 9PD

Offers In Region Of £400,000

LEE COOKE
ESTATE AGENCY GROUP
— exp —

- 📞 01785 526777 (Staffordshire)
01952 370777 (Shropshire)
01902 239777 (Wolverhampton)
- 📱 07376 581129 (WhatsApp)
- ✉️ lee.cooke@exp.uk.com
- 🌐 www.leecooke.exp.uk.com

Findhorn, Pinfold Lane, Wheaton Aston, Stafford, ST19 9PD

Findhorn, Pinfold Lane - A beautifully presented and highly deceptive detached bungalow situated in the ever-popular village of Wheaton Aston.

This charming three-bedroom detached bungalow offers a truly inviting living experience, perfectly blending comfort with modern convenience. The property boasts a generous frontage with a gated entrance and ample off-road parking, presenting excellent potential for future extensions (subject to planning permission).

Step inside to discover a thoughtfully updated interior. The entrance porch leads into a spacious lounge, a welcoming area ideal for relaxation. Adjacent to the lounge, a bright conservatory provides a tranquil space, seamlessly connecting to the rear garden.

The heart of this home is undoubtedly the refitted, open-plan entertainment kitchen/diner. This stylish space features a fantastic selection of wall and base units, a complementary fitted breakfast bar, and integrated appliances including a gas hob, oven, extractor, fridge freezer, and dishwasher. Its contemporary design and functionality make it perfect for both everyday living and entertaining. Three comfortable bedrooms offer restful retreats, while a well-appointed family bathroom completes the internal accommodation.

Externally, the property continues to impress. The pleasant rear garden provides a private outdoor oasis, complete with mature trees, plants, shrubs, a lawned area, and security lighting. A convenient door offers direct access to the linked garage. The garage itself is accessible from the front parking area by a garage door and also features a window to the side and a door to the main garden.





Location and Area

Situated on the sought-after Pinfold Lane, this home benefits from being just a stone's throw from the popular Hartley Arms public house and the scenic Wheaton Aston canal, offering easy access to local amenities and tranquil waterside walks. Wheaton Aston is a thriving village providing a wide range of facilities including two popular public houses, local shops such as Doal's convenience store and the Spar for everyday essentials. St Mary's Primary School, a GP surgery, pharmacy, and various community services ensure the village is well-served. The active village hall, junior football club, and cricket club foster a strong sense of community. Excellent road and transport links, including the nearby A5 with access to the M54 and M6 motorways, make commuting convenient. Larger shopping areas and further schools are readily available in nearby towns such as Telford, Cannock, Wolverhampton, Stafford, Penkridge, Newport, Codsall, and Brewood.



Entrance Hall / Porch

Accessed via a double-glazed wooden door to the front, with a double-glazed window overlooking the conservatory. Features laminate flooring, a storage cupboard, and a central heated radiator. A door leads seamlessly into the lounge.



Lounge

17' x 13' max

A spacious reception area with internal doors providing access to various rooms. Benefits from a double-glazed window to the front elevation and double-glazed patio doors opening into the conservatory. Includes a central heated radiator.

Conservatory

13' x 6'9" max

A bright and airy space featuring double-glazed French doors leading to the rear garden, alongside additional double-glazed windows. Double-glazed patio doors connect to the lounge. The space is finished with a tiled floor and a central heated radiator.

Entertainment Kitchen / Diner

17'2" x 12' max

A wonderfully refitted and styled open-plan room, offering a fantastic selection of wall and base units with a complementary fitted breakfast bar. Equipped with a fitted gas hob, oven, and extractor, integrated fridge freezer, and integrated dishwasher. Features a double-glazed stable-style door to the side and a double-glazed window to the front. Further enhancements include unit lighting, laminate flooring, a central heated radiator, a fitted sink, and spotlights to the ceiling. A door provides access to the main family lounge.

Bedroom One

13' x 12' max

A well-proportioned bedroom with a double-glazed window overlooking the rear. Features laminate flooring and a door leading to the inner hallway.

Bedroom Two

13'1" x 10' max

Another comfortable bedroom, featuring a double-glazed window to the rear. Includes laminate flooring, a central heated radiator, and a door leading to the inner hallway.

Bedroom Three

9'9" x 8' max

A versatile room with a double-glazed window to the side. Benefits from laminate flooring, a central heated radiator, and a door leading to the inner hallway.

Inner Hallway

Providing internal access to various rooms, with loft access and laminate flooring.





Family Bathroom

A well-appointed bathroom featuring a double-glazed window to the side. Comprises a wall-mounted wash basin set in a vanity unit, a low-flush toilet, and a panelled bath with a fitted shower and screen. Also includes an airing cupboard, laminate flooring, part-tiled walls, a heated towel rail, and spotlights to the ceiling.

Front Garden

A pleasant and spacious frontage with a gated opening leading to an ample off-road parking area. Further double opening gates lead to an additional side garden, bordered by hedging, trees, plants, and shrubs.

Rear Car Parking Area

Features low-level double opening gates providing access from the main front car parking. Includes an opening to the rear garden and an external water tap.

Rear Garden

A private garden space with a pathway leading to the front side car parking area. Features mature trees, plants, and shrubs, a lawned area, and security lighting. A door provides convenient access to the main garage.

Linked Garage

Accessed via a garage door leading to the front parking area, with a window to the side and a door providing access to the main garden.

For further details or to arrange a viewing, please contact Lee Cooke Estate Agency Group today.

OUR SERVICES & PARTNERS

We work closely with a number of business partners to help our buyers and sellers, we may receive referral fees for these services.

- We offer FREE selling valuation appraisals (with our in-house team)
- Mortgage advice is available (with one of our partners)
- Property lawyers are available (with one of our partners)
- Surveys – Removals – Trades are also available (with our partners)

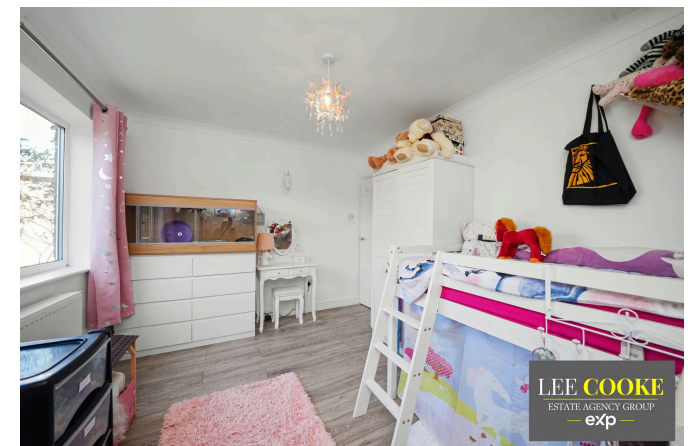
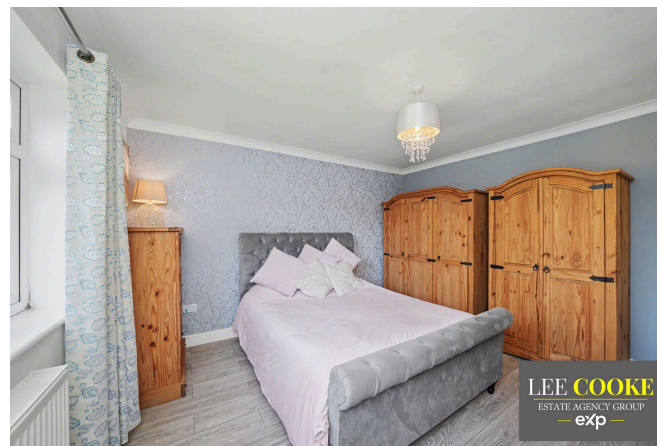
Disclaimer

The property details supplied are meant to give a general overview of the property. The measurements, descriptions, floorplans, aerial boundary views, freehold or leasehold information supplied and fixtures, fittings and services connected within the advert should be confirmed with your legal representative before incurring any costs and should be classed as incorrect. We have not carried out a survey, legal valuation or tested any of the services, fixtures, appliances or fittings. We may update these details at any stage without notice. All images and information are copyright of Lee Cooke Estate Agency group eXp.

We offer a number of marketing packages to our clients which includes professional photography – floor plans – drone, low level videography & greyscale at an extra cost.

AML checks are required by law for all buyers and sellers at a cost of £30.

Lee Cooke Estate Agency group eXp, Rightmove, Zoopla & OnTheMarket accept no responsibility for the accuracy of the details provided. The advertisements does not constitute property particulars and should not be relied upon as such.





LEE COOKE
ESTATE AGENCY GROUP
— exp —

Lee Cooke Estate Agency Group Powered By eXp is an approved agent of eXp World UK Limited, trading as eXp UK, registered at Corporation Service Company (UK) Limited, 5 Churchill Place, 10th Floor, London, United Kingdom, E14 5HU. Company number 12016573. VAT no 327 4120 29.

If you have instructed another agent to sell your house and instruct eXp World Ltd to sell your property at the same time, then you could be liable to pay both agents. It is recommend that you check the contract you have with your current agent.