

Property details approval form

4 Beech Close, Wheaton Aston, Stafford, ST19 9PP

Date: 07 April 2026

Property Ref and Version: WVH335166 - 0001

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in the region of £230,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > CHAIN FREE & AVAILABLE NOW!
- > AN IMMACULATELY PRESENTED EXTENDED TWO BEDROOM SEMI DETACHED BUNGALOW
- > Situated in a popular cul-de-sac in rural location
- > Extended kitchen diner with integrated appliances
- > Modern stylish bathroom
- > Spacious lounge
- > Off road parking with storage area
- > Landscaped front & rear gardens

○ Short Description

"AN EXTENDED IMMACULATELY PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW SITUATED IN A POPULAR CUL-DE-SAC IN THE RURAL LOCATION OF WHEATON ASTON BOASTING NO ONWARD CHAIN"

Comprising hall, lounge, extended kitchen diner, two bedrooms, bathroom, off road parking, front & rear gardens, storage area.

○ Long Description

Samuel Thorneywork from the Award Winning Wolverhampton branch is delighted to bring to the market this well presented extended two bedroom semi detached bungalow situated in a popular cul-de-sac in the rural location of Wheaton Aston and boasts NO ONWARD CHAIN. The property is suitable for first time buyers, investors, small families or those seeking to down size, viewings are highly recommended.

Internally the property comprises entrance hall leading to a spacious lounge, extended kitchen dining area with integrated appliances, two bedrooms and modern stylish bathroom. Heading outside you will be find a low maintenance landscaped rear garden with access to a storage area.

○ Directions

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○ Agents Note

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○ Room Description

The Location & Area

Situated in ever popular village of Wheaton Aston which has a number of public houses, convenience store, popular school, pharmacy, hairdressers and local garage. Further shopping and schooling can be found in neighbouring villages and the M54 and M6 motorways are also relatively close by.

Approach

Set back from the roadside in a cul-de-sac location behind off road parking and front garden, access to the main accommodation and storage area.

Entrance Hall

Door to front, ceiling light point, loft access, central heating radiator, doors to lounge, bathroom and bedrooms.

Lounge

17' 7" max x 11' 8" max (5.36m max x 3.56m max)

Double glazed window to rear, two ceiling light points, central heating radiator, doors to entrance hall and kitchen diner.

Extended Kitchen Diner

16' 3" x 11' 2" (4.95m x 3.40m)

Matching wall and base units, one and half stainless steel sink and drainer with mixer taps, integrated oven, fridge freezer and dishwasher, four ring electric hob with extractor hood, plumbing for washing machine, part tiled walls, ceiling lighting point, double glazed window to side, spotlights, central heating radiator, french doors to rear garden. door to lounge.

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○ Room Description

Bedroom One

11' 8" x 9' 8" (3.56m x 2.95m)

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

Bedroom Two

9' 8" max x 8' 1" max (2.95m max x 2.46m max)

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

Bathroom

L shaped bath with shower over, vanity wash hand basin, low flush wc, spotlights, extractor fan, part tiled walls, heated towel rail, double glazed window to side.

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○ Room Description

Outside Rear

Paved patio, step up to lawn, timber sleepers, flower borders.

Storage Area

18' 9" x 7' 8" (5.71m x 2.34m)

Doors to front access, door to side, ceiling light point, power supply, lighting, double glazed window to rear.

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○ Property Images



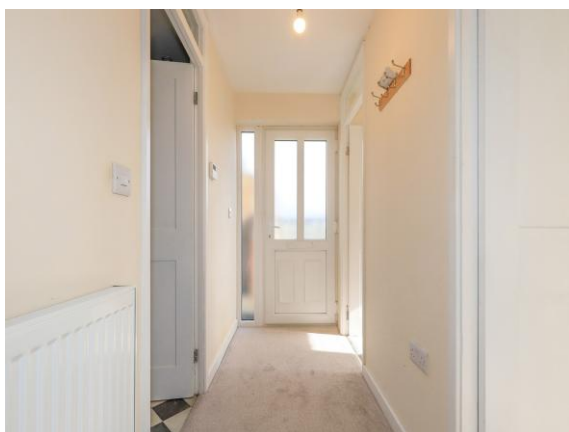
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○ Floor Plan



Total floor area 74.0 m² (797 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

○ Approval

Signature

Date

	Signature	Date
Samuel Thorneywork		
Mrs Deborah Heritage		