



**LEE COOKE**  
ESTATE AGENCY GROUP

Caspian Way, Wheaton Aston, Stafford, ST19 9PR

Offers In Region Of £225,000

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## Caspian Way, Wheaton Aston, Stafford, ST19 9PR

Lee Cooke Estate Agency Group presents this **CHAIN FREE semi-detached bungalow**, ideally located in the highly sought-after village of Wheaton Aston, offering immense potential for modernisation.

This property boasts a particularly spacious frontage with ample off-road parking, leading to a **generous 29-foot detached garage at the rear**, which includes an adjoining store area – perfect for conversion, subject to the necessary planning permissions. The pleasant rear garden provides a tranquil outdoor space.

Internally, the bungalow offers an inviting entrance hall, a comfortably sized lounge with an adjoining kitchen, two well-proportioned bedrooms, and a fitted family bathroom. While some updating is required, this home presents a fantastic opportunity to create a personalised living space in a desirable village setting.

### 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 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 Hall

Accessed via a double-glazed door to the side, featuring internal doors to various rooms, a central heated radiator, and loft access with pull-down ladders.

## Lounge

12' x 18'6" into recess max

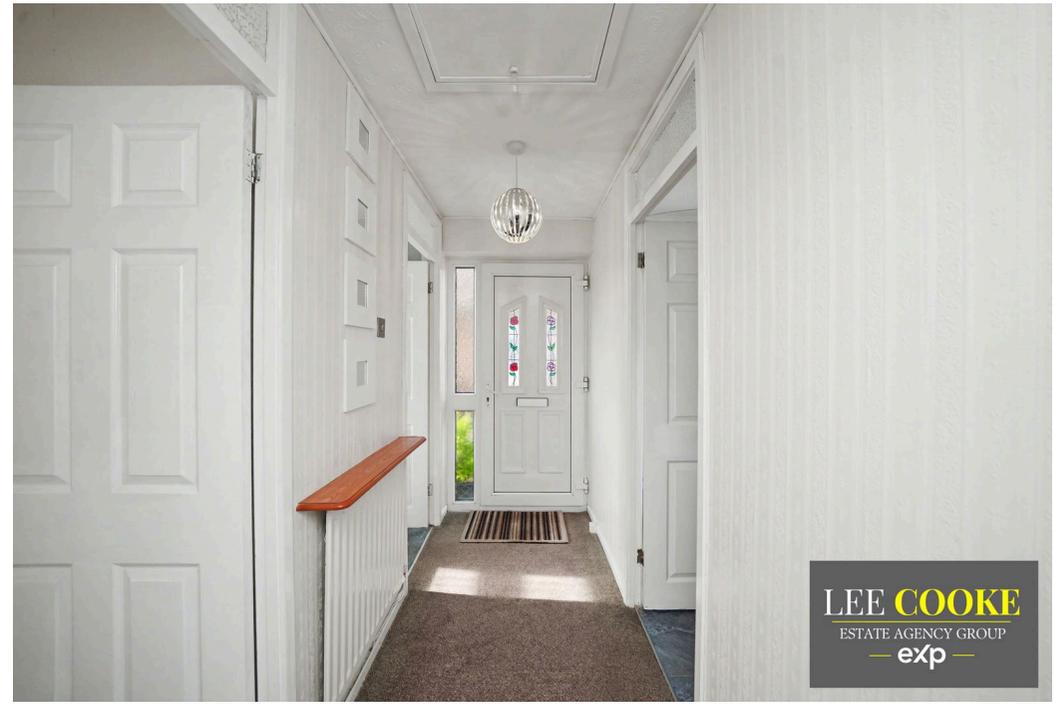
A spacious reception room with double-glazed patio doors to the rear, a gas fire with a brick surround, and a central heated radiator.

## Kitchen

8'3" x 8'1" max

Equipped with a double-glazed window to the rear, a double-glazed door to the side, a range of wall and base units with roll-top work surfaces, plumbing for a washing machine, and a single drainer sink unit.





## Bedroom One

10'1" x 9'7" max

A comfortable main bedroom with a double-glazed window to the front and a central heated radiator.

## Bedroom Two

9'8" x 8'1" max

Featuring a double-glazed window to the front and a central heated radiator.

## Family Bathroom

Comprising a fitted shower bath with a screen, a low flush toilet, a pedestal wash basin, an airing cupboard, tiled floor, part-tiled walls, a double-glazed window to the side, and a central heated radiator.

## Front Garden

A particularly large frontage offering ample off-road parking, a well-maintained lawned area, and gated access leading to the garage.

## Rear Garden

Featuring a paved patio area, a lawned area, an ornamental pond, and a selection of trees, plants, and shrubs.

## Garage

29' x 9'4" max

Detached garage with double opening doors for front access and internal access to the rear store area.

## Rear Store Area

11'2" x 9'3" max

Adjoining the main garage, offering additional storage space or potential for conversion.

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- Mortgage advice is available (with one of our partners)
- Property lawyers are available (with one of our partners)
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