



£250,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: C

## Wheaton Aston Stafford

Marston Road Wheaton Aston  
Stafford Staffordshire



***Bungalows in Wheaton Aston are as rare as hens teeth!! This delightful exceptionally well kept semi detached bungalow is a bit of a Tardis.***

With a good size living room, separate dining room and a smart kitchen, two bedrooms and a refitted shower room. Sitting on an enviable plot with well manicured garden to the rear being of a good size and a front driveway providing ample off road parking and access to the garage. The village is sought after with an array of amenities and bus routes, canal walks and great access to the countryside. With vacant possession and no upward chain... book your viewing now!

- Semi Detached Spacious Bungalow
- Two Bedrooms & Two Reception Rooms
- Extended Kitchen & Refitted Shower Room
- Good Size Plot With Delightful Gardens
- Garage & Driveway With Ample Parking
- Sought After Village With Great Amenities

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

hellopenkridge@dourishandday.co.uk



## Entrance Hallway

Being accessed through a part glazed entrance door with glazed side panel and having wood effect aqua laminate floor, radiator and access to loft space

## Living Room 17' 3" x 11' 0" (5.27m x 3.36m)

A bright, spacious living room having a feature fire surround (please note the gas fire is decommissioned), coving, radiator and double glazed window to the front elevation.

## Dining Room 9' 5" x 9' 2" (2.86m x 2.79m)

Having wood effect flooring, coving, radiator and open plan arch leading to:

## Kitchen 12' 2" x 8' 7" (3.71m x 2.62m)

Having a range of matching units extending to base and eye level and fitted work surfaces with inset sink unit with tiled splashbacks and chrome mixer tap. Spaces for cooker, washing machine, dishwasher and fridge/freezer. Tiled floor, coving, double glazed window to the rear elevation, double glazed door to the side elevation and further double glazed door to the garage.



You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

[hellopenkridge@dourishandday.co.uk](mailto:hellopenkridge@dourishandday.co.uk)



## **Bedroom One** 13' 5" x 10' 11" (4.10m x 3.34m)

A bright, spacious main bedroom having a range of fitted wardrobes and bedroom furniture, coving, radiator and double glazed window to the rear elevation.

## **Bedroom Two** 9' 6" x 9' 5" (2.89m x 2.86m)

Having wood effect flooring, coving, radiator and double glazed window to the front elevation.

## **Refitted Shower Room** 6' 10" x 6' 1" (2.08m x 1.85m)

Being refitted and having a shower cubicle with aqua panel walls and shower screen, vanity wash hand basin with cupboard beneath and chrome mixer tap and low level WC with enclosed cistern. Chrome towel radiator, coving, recessed downlights, airing cupboard housing the hot water cylinder and double glazed window to the side elevation.

## **Outside Front**

Having an attractive approach with hedging and beds with a variety of plants and shrubs, the tarmac driveway provides off ample off road parking and leads down the side of the bungalow to:

## **Garage** 24' 1" x 7' 9" (7.34m x 2.37m)

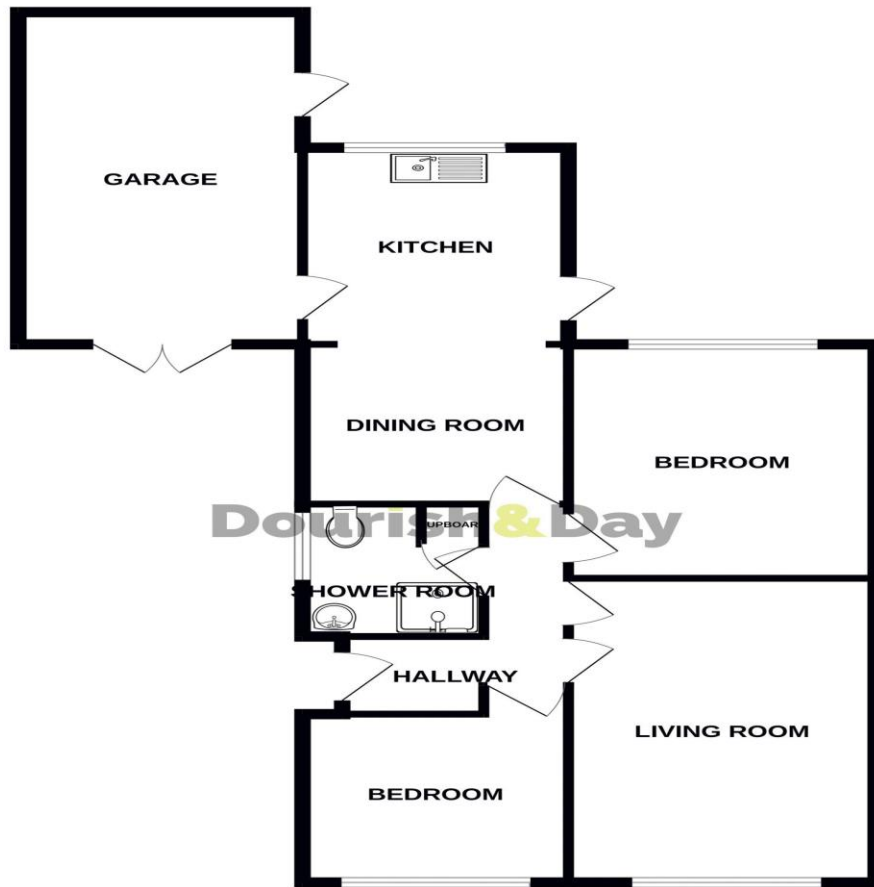
Having twin timber doors to the front, window to the rear and double glazed door leading to the rear garden.

## **Outside Rear**

The well maintained, good-sized rear garden is mainly laid to lawn with a paved patio area and pathway. There is space for a garden shed and a variety of beds with plants and shrubs, outside water tap and is enclosed by panel fencing.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.ec.europa.eu			

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

You can reach us **9am to 9pm, 7 days a week**

**4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA**

**01785 715555**

hellopenkridge@dourishandday.co.uk