



Offers Over £300,000

🔑 TENURE: Freehold

📊 EPC RATING: F

💷 COUNCIL TAX BAND: E

Wheaton Aston Stafford

Fentonhouse Lane Wheaton Aston
Stafford Staffordshire



Standing proud is this wonderful opportunity with this three double bedroom detached home provides a warm and comfortable home that would suit any growing family!

This delightful, detached offers space in abundance and occupies a favourable position in the highly regarded village of Wheaton Aston with views directly opposite which will certainly impress on viewing! Offering accommodation consisting of an entrance porch, entrance hallway, bright spacious living room, dining room/second reception room and an open-plan breakfast kitchen, guest WC and an inner hall giving access to the garage all on the ground floor. Whilst upstairs are those three double bedrooms with an ensuite bathroom to the master and a shower room. Outside this home benefits from having a large block paved driveway, garage and a private. Love what you've read so far? Call our office now to arrange a viewing!

- Detached Family Home
- Three Double Bedrooms
- Ensuite To Master & A Shower Room
- Two Receptions & Breakfast Kitchen
- Block Paved Driveway & Garage
- Rural Views To Fields

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 Porch

Having exposed stonework, a double glazed window and double glazed entrance door to the front elevation, and further internal glazed door with side panel leading through into the Entrance Hallway.

Entrance Hallway

Having stairs off, rising to the First Floor Landing & accommodation, a radiator, and internal door(s) off, providing access to;

Guest WC

Fitted with a white suite comprising of a low-level WC, and vanity style wash hand basin set into top, with chrome mixer tap over, and storage beneath. There is ceramic tiled flooring, ceramic splashback tiling to the walls, a radiator, and a double glazed window to the side elevation.

Kitchen 19' 4" x 10' 6" (5.89m x 3.20m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over to two sides, incorporating an inset stainless steel sink/drain with chrome taps with space(s) available to accommodate kitchen appliance(s). There is ceramic splashback tiling to the walls, ceramic tiled flooring, radiator, space to accommodate a breakfast table & chairs, a double glazed window to front elevation enjoying pleasant rural field views, and further internal door leading through into the Inner Hallway.



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Inner Hallway

Door to a storage cupboard, further door to an airing cupboard housing a gas central heating boiler, internal door off, leading through into the Garage, and further internal door off, leading through into the Dining Room.

Dining Room 18' 2" x 10' 7" (5.53m x 3.23m)

A good sized reception room, having coving to the ceiling, a radiator, a double glazed window to the side elevation, and a double glazed sliding patio door providing views and access out to the rear garden. Further internal French doors lead through into the Living Room.

Living Room 16' 11" x 12' 0" (5.16m x 3.65m)

A further spacious reception room, having an inset fire, coving to the ceiling, a radiator, and a double glazed window to the rear elevation.

First Floor Landing

Having a double glazed window to the side elevation, a built-in cupboard, radiator, and internal doors off, providing access to;

Bedroom One 13' 6" x 12' 0" (4.11m x 3.65m)

A double bedroom, having doors to two useful built-in cupboards, radiator, a double glazed window to the rear elevation, and further internal door leading through into the En-suite bathroom.

En-suite (Bedroom One) 8' 11" x 5' 11" (2.71m x 1.80m)

Fitted with a white suite comprising of a corner panelled bath, a pedestal wash hand basin, and low-level WC. There is ceramic tiling to the walls, a radiator, and a double glazed window to the rear elevation.

Bedroom Two 18' 8" x 10' 0" (5.69m x 3.05m)

A second spacious double bedroom, having doors to two useful built-in cupboards, radiator, and a double glazed window to the side elevation.

Bedroom Three 10' 6" x 8' 11" (3.20m x 2.73m) (measured UP TO fitted wardrobes)

Having fitted wardrobes, radiator, and a double glazed window to the front elevation enjoying pleasant elevated rural views.

Shower Room 6' 1" x 5' 7" (1.85m x 1.70m)

Having a fully tiled shower area, a corner mounted wash hand basin, and a low-level WC. There is part-ceramic tiling to the walls, a towel radiator, and a double glazed window to the front elevation.

Outside Front

The property is approached over a block paved driveway providing off-street parking and access to the garage and front porch. There is a lawned garden area with a centre decorative shrubbed area, and secure gated access to the side leading to the rear garden.

Garage 19' 3" x 13' 11" (5.86m x 4.25m)

A good sized single garage, having an up and over garage door to the front elevation, and pedestrian access doors to both the front and rear elevations.

Outside Rear

An enclosed rear garden being laid mainly to lawn with a variety of established flowerbeds, plants & shrubs, having a paved seating area, space for a garden shed/greenhouse, and the garden is enclosed by panelled fencing and hedging.

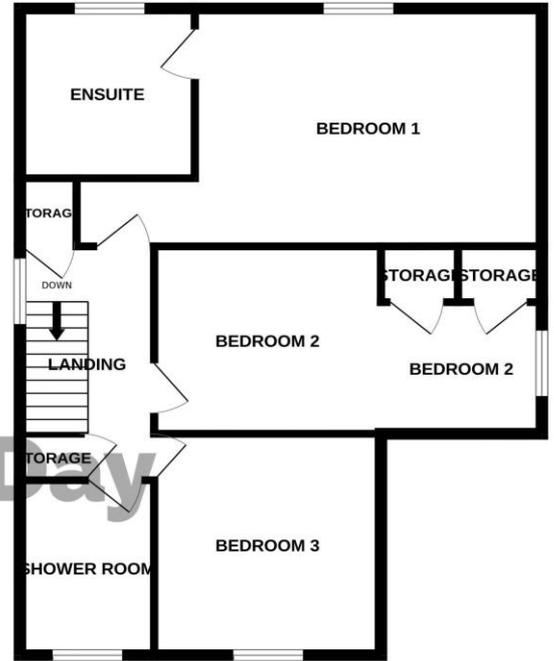
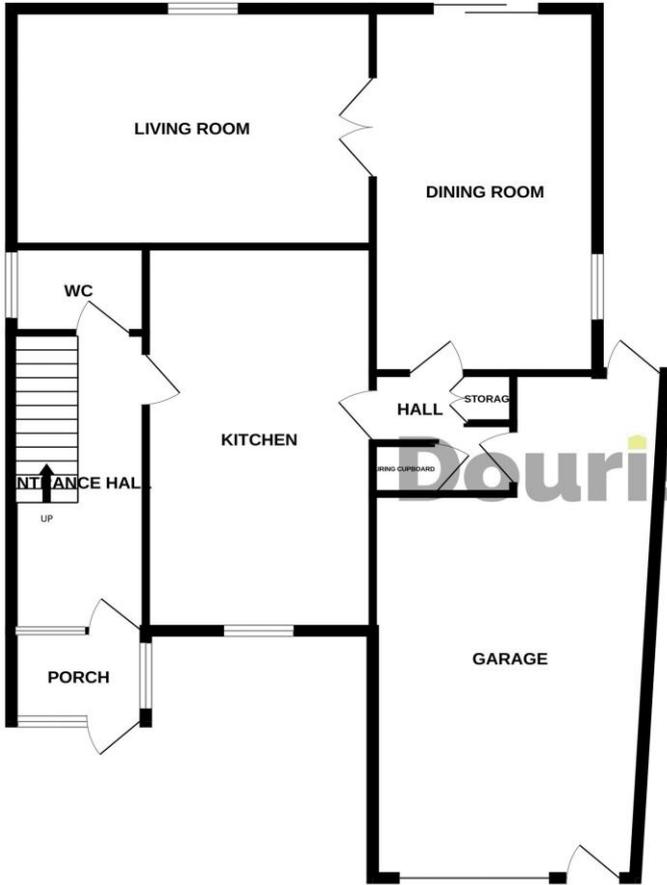
Agents Note: Probate

Note: The property is offered for sale subject to the grant of probate.



GROUND FLOOR

1ST FLOOR



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.
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Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		8.4
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	3.6	
Full energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epra.eu.com	



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