



£280,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **B**

## Wheaton Aston Stafford

Badgers End Wheaton Aston  
Stafford Staffordshire



***A special trait of the Badger is its super smelling snout! We we're hot on the scent for this outstanding opportunity in the ever popular and sought after village of Wheaton Aston.***

Located in Badgers End and enjoying this truly beautiful semi rural location, coupled with an array of amenities including local shops, public house's, cricket club, canal walks and delightful canal and countryside walks. This great plot has generous gardens while deceptively the interior host's an inviting entrance hall and porch, lounge and separate dining room, kitchen, side lobby, utility and guest W/c, while the first floor has three bedrooms and a bathroom. In addition, there is a there is a driveway providing off road parking. This delightful opportunity ready to put your own stamp on with further potential will surely be popular.

- Sought After Village Location
- Generous Gardens
- Three Bedrooms & Two Receptions
- Great Local Amenities & Canal Walks
- Walking Distance To Popular School
- Utility & Guest W/c

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

Being accessed through a timber door and having windows and an internal glazed door leading to:

## Entrance Hall

Having a radiator and stairs leading to the first floor accommodation.

## Living Room 15' 0" x 13' 0" (4.56m x 3.96m)

Having a contemporary electric fire set within a modern surround, radiator and double glazed walk-in bay window to the rear elevation.

## Dining Room 10' 11" x 9' 8" (3.32m x 2.95m)

Having a brick built fireplace, radiator and double glazed window to the rear elevation.

## Kitchen 11' 5" x 6' 10" (3.49m x 2.09m)

Having a range of base and eye level units and fitted work surfaces with an inset stainless steel sink unit with a chrome mixer tap. Spaces for cooker and fridge/freezer. Part tiled walls and double glazed window to the front elevation.



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## Side Lobby

Having a door to the side elevation.

## Guest WC

Having a fitted work surfaces with a fitted sink and chrome mixer tap and low level WC. Tiled walls, tiled floor and double glazed window to the front elevation.

## Utility Room 10' 2" x 6' 11" (3.09m x 2.11m)

Being refitted and having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel sink unit with chrome mixer tap. Spaces for washing machine and freezer, double glazed window to the side and double glazed French doors giving views and access to the rear garden.

## First Floor Landing

Having access to loft space and double glazed window to the front elevation.

## Bedroom One 11' 7" x 10' 11" (3.52m x 3.34m)

Having two useful storage cupboard, radiator and double glazed window to the rear elevation.

## Bedroom Two 11' 3" x 10' 11" (3.43m x 3.34m)

Having a storage cupboard, radiator and double glazed window to the rear elevation.

## Bedroom Three 6' 8" x 7' 1" (2.03m x 2.15m)

Having a storage cupboard, radiator and double glazed window to the front elevation.

## Family Bathroom 6' 11" x 5' 8" (2.12m x 1.72m)

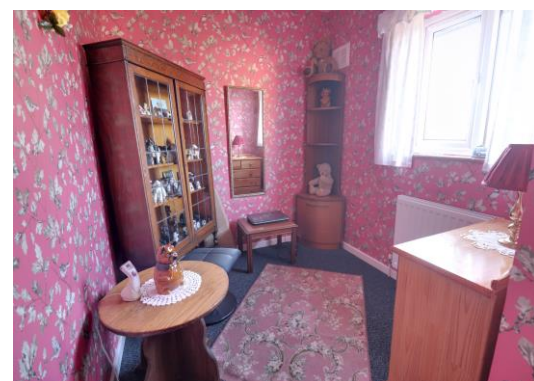
Having a white suite comprising of a panelled bath with shower over, chrome taps and folding glazed screen, pedestal wash basin with chrome taps and low level WC. Tiled walls, radiator and double glazed window to the side elevation.

## Outside - Front

The property is approached through wrought iron gates which lead to the driveway providing off-road and the majority of the garden is mainly laid to lawn with a variety of beds having plants and shrubs and mature hedging to the surround. Gated side access leads down the side of the house which includes paved area and space for a garden shed. Further gated access leads to:

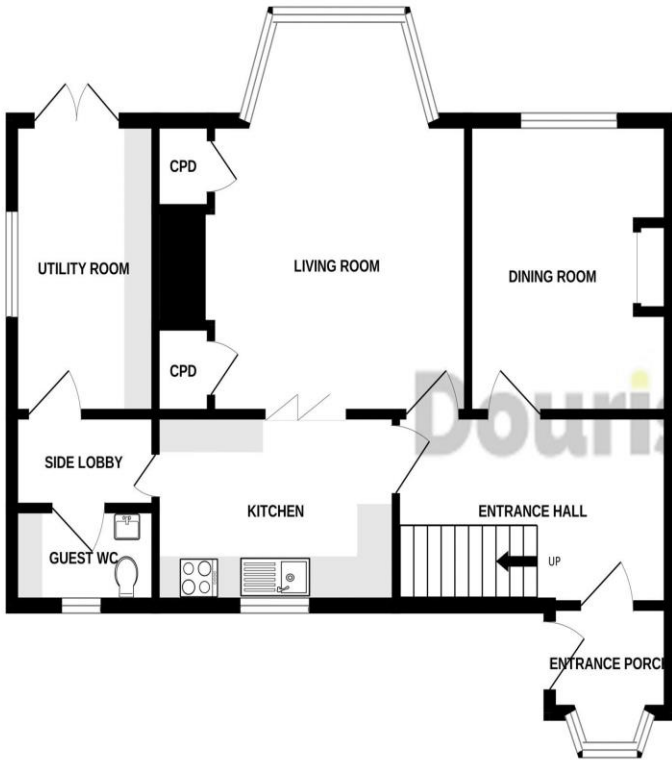
## Outside - Rear

The superb, generous sized rear garden is well maintained with an extensive lawned area, large timber decked patio seating area and a further paved seating area. There is an array of beds with plants and shrubs and the garden is enclosed by mature hedging.



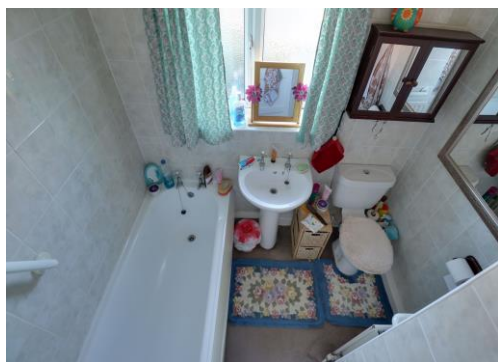
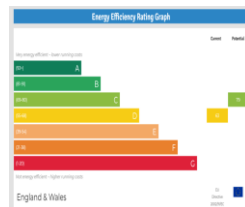
GROUND FLOOR  
612 sq.ft. (56.8 sq.m.) approx.

1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1045 sq.ft. (97.1 sq.m.) approx.

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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