



£430,000

🔑 TENURE: Freehold

📊 EPC RATING:

💷 COUNCIL TAX BAND: 2

## Ivetsey Bank Wheaton Aston

The Birtley Ivetsey Mews Ivetsey Bank  
Wheaton Aston Staffordshire



Welcome to Ivetsey Mews! DRF Homes in conjunction with ourselves here at Dourish & Day would like to invite you to view Wheaton Aston's newest and prime development. You can have your cake and eat it, with this slice of absolute rural beauty located in a commuters heaven. Built with a difference this family run developer has created a stunning residential environment for a close knit community with many thoughtful touches including, stylish, high specification kitchens and bathrooms, specialist weathered farmhouse brick and sand coloured stone detailing. This classy and luxurious brand new home, a three storey, The Birtley, has three bedrooms, with an ensuite to master, spacious living room with Bi fold doors, additional study, garage and a driveway. All with stunning presentation and lawned garden. To truly appreciate this exceptional and unique opportunity built by family, for families, you'll simply have to join us and see it for yourselves!

- An Exclusive & Select Development
- Stunning Contemporary Modern Living
- High Specification & Unique Design
- Three Bedroom Three Storey
- Garage & Driveway
- Full Details Available Upon Request

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 Hall

With an instant gesture of refinement this inviting entrance hall is of a spacious size, alarm control panel, digital thermostat, single groove contemporary architrave and skirting, ceiling spot lights and a radiator. Stairs rise to the first floor. Internal solid wood doors:

## Guest W/c

Contemporary vanity sink unit with a chrome mixer tap and a splashback. Low level flush W/c. Contemporary single groove architrave and skirting. Extractor fan and a chrome towel radiator.

## Living Room 17' 0" x 16' 2" (5.18m x 4.92m)

Spacious, bright rear facing living room enjoying the outlook to the turfed rear garden via superb double glazed bi-fold doors. Single groove contemporary architrave and skirting, storage cupboard, two radiators and ceiling spot lights.

## Stunning Kitchen Diner 14' 2" x 8' 6" (4.33m x 2.60m)

Outstanding and stylish kitchen with contemporary two tone fitted base and eye level units, fitted work surfaces incorporating a one and a half bowl sink unit having a mixer extendable tap, splash back, fitted oven and an induction hob, contemporary circulator hood over, integrated fridge and freezer. Further integrated washing machine and slimline dishwasher. Contemporary single



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groove architrave and skirting. Ample space for a table and set of chairs. Ceiling spot lights and a radiator. Double glazed window to the front elevation.

## First Floor Landing

Spacious landing, ceiling spot lights and a radiator. storage cupboard. Stairs to Second floor. Internal doors to:

### Bedroom Two 15' 7" x 10' 10" (4.76m x 3.30m)

Contemporary single groove architrave and skirting, two radiators, two double glazed windows to front elevation.

### Bedroom Three 14' 4" x 8' 7" (4.36m x 2.62m)

Contemporary single groove architrave and skirting, radiator, double glazed window to front elevation.

### Study 9' 10" x 7' 1" (3m x 2.16m)

Contemporary single groove architrave and skirting, radiator, double glazed window to front elevation.

### Superb Family Bathroom 5' 11" x 5' 8" (1.81m x 1.73m)

Contemporary spacious bathroom with a white suite comprising of a fitted bath having a chrome mixer tap, chrome shower fittings over and a side screen. Vanity wash hand basin with a chrome mixer tap and splashback. Low level flush W/c. Chrome towel radiator, tiled flooring and partial tiled walls, ceiling spot lights and an extractor fan.

## Second Floor Landing

Contemporary single groove architrave and skirting, double glazed window to side elevation. Door to:

### Master bedroom 31' 11" x 15' 3" (9.74m x 4.64m max)

Contemporary single groove architrave and skirting, two radiators, double walk in wardrobe, double glazed window to front and rear elevation. Door to:

### Ensuite 9' 1" x 5' 0" (2.76m x 1.53m)

Stunning Ensuite with a tiled walk in shower cubicle with chrome fittings and a folding screen, vanity wash hand basin with a chrome mixer tap and a splashback. Low level flush W/c, chrome towel radiator, tiled flooring, ceiling spot lights and an extractor fan. Single groove architrave and skirting.

## Outside Front

Community courtyard frontage with two immediate vehicle spaces in the form of a driveway. Lawn areas and pathway.

## Garage

Located adjacent to the frontage with an electric roller door.

## Outside Rear

Generous rear garden with a paved patio seating area and pathway, majority laid to lawn, enclosed by timber fencing and brick walling.

## Services

Flo gas submerged tanks. private treatment drainage. Mains water and electrics. and broadband. In addition there is a mechanical fresh air ventilation system providing efficient clean air.



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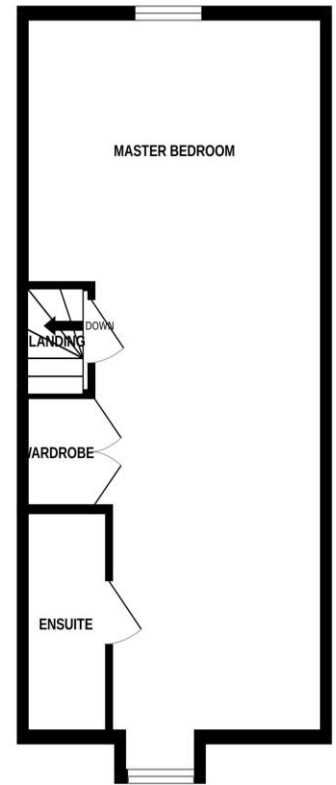
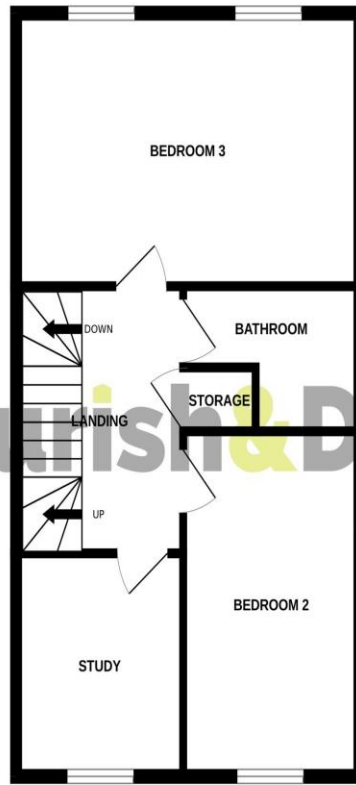
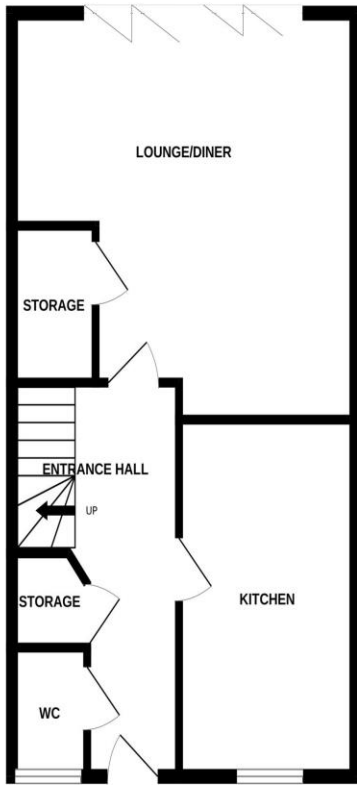
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GROUND FLOOR

1ST FLOOR

2ND FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			

TBC

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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