



£165,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

💷 COUNCIL TAX BAND: B

Wheaton Aston Stafford

Greenhill Lane Wheaton Aston
Stafford Staffordshire



With exceptionally popular schooling, local shops and amenities the village of Wheaton Aston in conjunction with this outstanding opportunity really will tick every box!

Having great potential in need of modernisation homes like this don't come along very often, in particular those that enjoy a sought after village with superb canal walks in a countryside setting. In addition, there is vacant possession & No upward chain. This end terrace offers two bedrooms and a first floor bathroom, while the ground floor provides a living room, kitchen diner, entrance porch and a useful driveway.

- Ideal First Time Or Investment Purchaser
- Two Bedroom End Terrace
- Living Room, Dining Room & Kitchen
- Driveway & Rear Garden
- Sought After Village
- No Upward Chain

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 entrance door and having a glazed door to:

Living Room 15' 5" x 9' 7" (4.69m x 2.93m)

A cosy living room having a decorative electric fire set within a feature surround, laminate floor, dado rail, stairs leading to the first floor and window to the front elevation.

Dining Room 10' 6" x 6' 7" (3.20m x 2.00m)

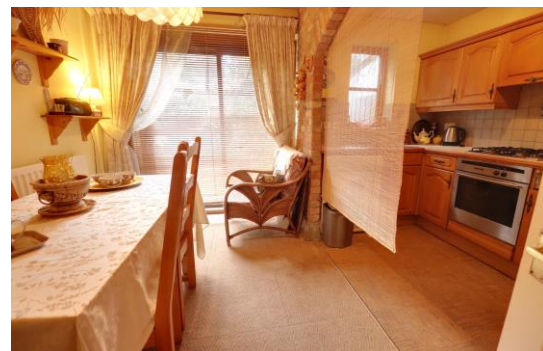
Having recessed under stairs storage, radiator and double glazed sliding door leading to the rear garden. An arch leads to:

Kitchen 10' 7" x 5' 8" (3.22m x 1.72m)

Having a range of base and eye level units and fitted work surfaces having an inset sink unit. Range of integrated appliances including an oven, hob. Spaces for washing machine and fridge and window to the rear elevation.

First Floor Landing

Having access to loft space, radiator and window to the side elevation.



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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk

Bedroom One 12' 6" x 9' 11" (3.82m x 3.02m)

Having a radiator and window to the rear elevation.

Bedroom Two 9' 4" x 9' 3" (2.84m x 2.81m)

Having two useful storage cupboards, radiator and window to the front elevation.

Bathroom 6' 7" x 5' 9" (2.00m x 1.76m)

Having a suite comprising of a panelled bath, pedestal wash hand basin and low level WC. Part tiled walls and radiator.

Outside - Front

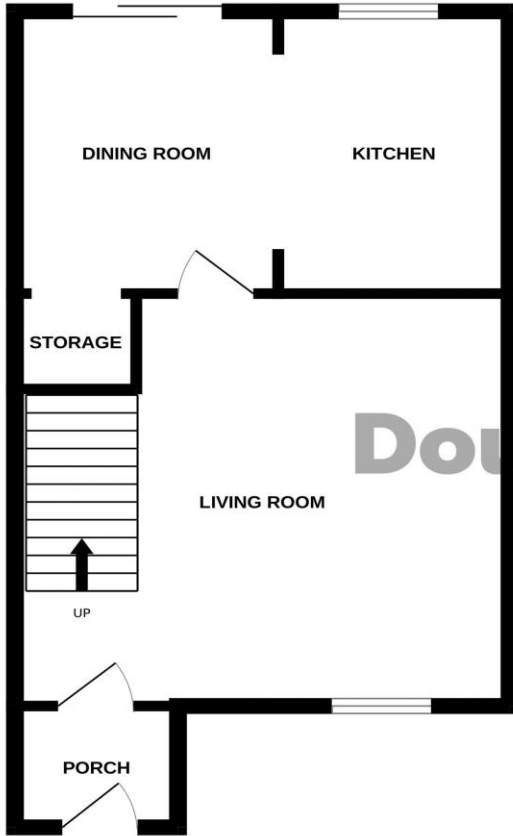
There is a block paved driveway providing off-road parking with shrubs to the side. A gate leads to:

Outside - Rear

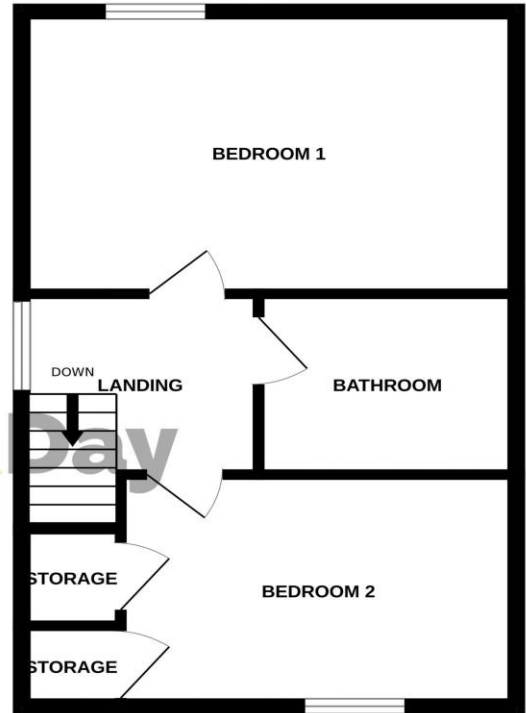
There is a courtyard style garden with shrubs.



GROUND FLOOR



1ST FLOOR

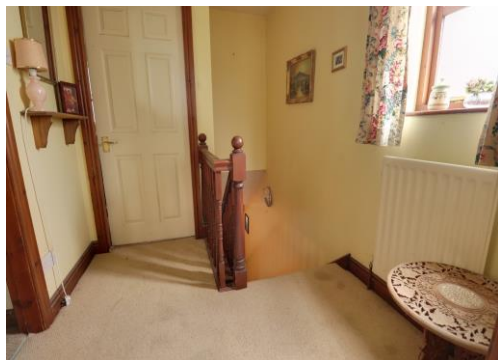


Dourish & Day

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

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.
Made with Metropix ©2024



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