

Holmcroft, The Cobbles, Wheaton Aston, Stafford, ST19 9NB **Taylors**

Holmcroft, The Cobbles Wheaton Aston, Stafford Offers in Region of £424,950

DETACHED *DOUBLE DETACHED GARAGE* *STUNNING MODERN KITCHEN*

ROOM DIMENSIONS

Reception hallway with cloaks area 17'9" x 7'9"
Lounge 18'0" x 14'0" max
Stunning Modern Dining Kitchen 30'0" x 15'0" max with various integrated appliances and bi-fold doors to rear
Side hall with Pantry Cupboard
Guest WC 6'2" x 3"'5"
Sitting / Family Room 18'1" x 10'9"

Utility Area 7'2" min x 4'1" having space & plumbing for washing machine & tumble dryer, UPVC double glazed French doors to rear

First floor

Galleried Landing

Primary Bedroom 14'1" x 13'10" into range of build in wardrobes

Potential Ensuite Shower room / Bedroom 12'2" max x 15'0"

Bedroom 14'8" max x 14'2" max

Bedroom 12'8" max x 11'0" max

Bedroom 11'8" x 11'3"

Attractive modern Shower Room 10'10" x 6'7"

Outside

Double Detached Garage 15'7" x 17'0" max with two electric roller doors Workshop 15'0" max x 13'5" Generous driveway to fore Enclosed, private rear & side garden

ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

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Wonderfully positioned in the historic village of Wheaton Aston, sits this FANTASTIC family home, itself, steeped in history, sitting in its own spacious plot of land. Being originally built in the 18th Century, and once being the Hare & Hounds public house, this spacious DETACHED COT-TAGE is gas centrally heated & UPVC double glazed boasting a wealth of accommodation while retaining many amazing period features and comprises; imposing 17ft reception hallway with cloaks area, STUNNING MODERN 30ft DINING KITCHEN with various integrated appliances, inner hallway, guest W/C, lounge, family room, utility room, cellar, first floor landing, FOUR DOUBLE BEDROOMS, IMPRESSIVE recently refitted shower room, potential for additional bedrooms/ ensuites shower rooms. Outside there is a DOUBLE DETACHED GARAGE with WORKSHOP/ STORE, good-sized driveway and mature gardens to fore and side, and patio garden with raise flower beds to rear. EPC - TBA. Council Tax - F. Tenure - Freehold. Construction: Brick with a pitched interlocking tile roof. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/engb/broadbandcoverage/ www.ofcom.org.uk/phones-telecoms-andinternet/advice-for-consumers/advice/ofcomchecker SEDGLEY BRANCH

MISREPRESENTATION ACT 1967

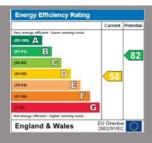
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