



Tresmeer, Ebstree Road, Seisdon, WV5 7EY



## Tresmeer, Ebstree Road, Seisdon, WV5 7EY

An outstanding detached family home, standing in superb grounds, which provides extensive and beautifully appointed living accommodation which is arranged in a modern and contemporary open plan layout to the ground floor.

### LOCATION

Seisdon is a picturesque South Staffordshire village which lies within beautiful and unspoilt countryside close to the Staffordshire and Shropshire borders standing at the heart of the "golden triangle" of Bridgnorth, Wolverhampton and Stourbridge with local facilities being available within the villages of Pattingham and Wombourne.

Seisdon is an easily accessible village with convenient motor communications to the historic, riverside market town of Bridgnorth and Wolverhampton City Centre. The motorway network, via the M5, M6 and M54, facilitates travel to Birmingham and the entire industrial West Midlands with mainline rail services operating from Wolverhampton station.

### DESCRIPTION

Tresmeer is an individually designed family home with well proportioned accommodation over two floors. The focal point of the ground floor is a superb open plan living / dining / kitchen with bi-fold doors to the garden room, through sitting room, utility, guest cloakroom, four bedrooms, playroom and two bathrooms. A first floor balcony enjoys private views over the large gardens.

There is ample secure parking to the front with remote gates and a tandem garage along with mature gardens to the rear with a private aspect. The current owners have replaced the roof and the garden patio.

### ACCOMMODATION

Double glazed double doors open into the HALL with oak flooring, double glazed window, storage cupboard and a GUEST CLOAKROOM with a white suite with fitted WC, wash hand basin with cupboards below, heated towel rail, tiled walls and a double glazed window to the front. There is a superb, open plan DINING / LIVING / KITCHEN with ample space for informal dining with double glazed patio doors to the rear garden and steps up to the living area which has oak flooring, an exposed brick fireplace with multi-fuel burner, wiring for wall lights and double glazed patio doors to the rear garden. The kitchen is fitted with a range wall and base, cream fronted units with granite working surfaces and tiled splash back with a Franke sink, integrated dishwasher, space for a range style cooker with extraction chimney above, space for an American style fridge freezer and bi-fold doors to the large GARDEN ROOM with double glazed windows and patio doors to the rear garden, lantern roof, storage cupboard, and radiator making the room a useful space all year round. The through SITTING ROOM has a double glazed bay window to the front and two double

glazed windows to the rear. A door from the kitchen opens into the REAR HALL / UTILITY with a range of wall and base units, sink, plumbing and space for a washing machine and tumble dryer, large storage cupboard, fitted water softener and a door to the garden room.

An oak staircase rises from the hall to the first floor galleried landing with two double glazed windows to the front and a storage cupboard. The PRINCIPAL BEDROOM SUITE has a large, double bedroom with a double glazed window to the front, a range of fitted wardrobes and a door to the EN-SUITE BATHROOM with a free standing bath, large shower cubicle, vanity unit with WC and wash hand basin, chrome heated towel rail, integrated ceiling lighting, double glazed windows to two elevations and a door to the balcony. BEDROOM TWO is a double room in size with a range of furniture including wardrobe, dressing table and drawers and there are double glazed French doors opening onto the balcony with stunning views over the private garden. BEDROOM THREE is a double room in size with a built in wardrobe and double glazed window to the rear. BEDROOM FOUR is a double room with a built in wardrobe, double glazed window to the side, access to the loft and an open arch to a further room which could be used as a PLAYROOM / STUDY / DRESSING ROOM with a double glazed window to the rear garden. The FAMILY BATHROOM has a white suite including a bath with shower over, wash hand basin, WC, tiled walls, heated towel rail and double glazed windows to two elevations.

### OUTSIDE

Tresmeer is approached through electric gates to the large block paved DRIVEWAY affording parking for several vehicles with shaped lawns to the side and access to the TANDEM GARAGE with electric roller shutter doors to both the front and rear, electric light and power, cold water supply and an internal door to the garage.

The REAR GARDEN has a large patio area with two lawns beyond connected by a walkway with planted borders.

We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND G - South Staffordshire  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.

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HOUSE: 244.4sq.m. 2631sq.ft.  
GARAGE: 34sq.m. 366sq.ft.  
**TOTAL: 278.4sq.m. 2997sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE













