



4 Meadowcroft Gardens
Wheaton Aston
ST19 9NA

BARTLAM'S

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An outstanding Detached residence enjoying a lovely setting in a select small cul-de-sac just off the centre of this charming semi-rural village some eleven miles to the north of Wolverhampton and ideally placed for convenient commuting via excellent transport links into Telford, Stafford and the West Midland conurbation.

Providing a superb family home, the house offers immaculately presented accommodation of impressively proportioned layout and incorporating a particularly high standard of appointment. Internal inspection is essential for full appreciation of size and quality.

Notable features include: large Lounge interlinking with separate Dining Room and 17ft Conservatory, additional Sitting Room/Study, spacious Breakfast Kitchen with fine range of fittings, Laundry plus Utility Room, fitted Cloakroom, Master Bedroom with extensive fitted wardrobes and en-suite Shower Room, three further Bedrooms (two with built-in wardrobes) and an elegant contemporary-style Bathroom with four-piece suite. Gas-fired central heating to radiators is complemented by double glazed windows throughout.

Externally the property features generous forecourt parking facilities in addition to the double width Garage and, to the rear, a beautifully landscaped garden with a good degree of privacy and a favoured southerly aspect.

Price Guide: Offers Around £399,950

Ground Floor

Entrance Porch

Entrance Hall having double glazed sidelights to front door, central heating radiator, built-in cloaks/store cupboard below stairs.

Dining Room 13'7" x 12'2" (max) 9'10" (min) having double glazed bay window to front, central



First Floor

Landing with central heating radiator, built-in airing cupboard.

Bedroom 1 14'1" x 13'8" (max) 11'4" (min) having wall-to-wall range of fitted wardrobes with sliding mirrored doors, central heating radiator, double glazed window to front. Door to **en-suite Shower Room** having shower cubicle, hand basin, bidet and low flush W.C. Tiled walls. Central heating radiator. Double glazed window.

Bedroom 2 10'9" x 9'0" having built-in wardrobe with sliding mirrored doors, central heating radiator, double glazed window to rear.

Bedroom 3 11'5" x 8'5" having double glazed window to front, built-in wardrobe with sliding mirrored doors, central heating radiator.

Bedroom 4 8'11" x 8'1" having central heating radiator, double glazed window to rear.

Bathroom having white suite comprising panelled bath with mixer taps and wall mounted shower attachment, pedestal hand basin, bidet and low flush W.C. Tiled walls. Central heating radiator. Double glazed window to side. Inset ceiling spotlights.

heating radiator, double doors linking with lounge.

Lounge 18'0" x 13'7" having chimney breast with feature fireplace incorporating 'living flame' gas fire, two central heating radiators, double glazed patio doors opening onto conservatory.

Conservatory 17'9" (max) x 11'0" (max) formed in double glazed windows on low brick base, having double glazed doors opening onto garden and central heating radiator.

Sitting Room/Study 15'4" x 9'9" (max) 7'10" (min) having double glazed window to front, central heating radiator.

Breakfast Kitchen 14'10" x 11'2" (min) having superb range of fittings in a cream panelled finish comprising extensive floor-based cupboards with laminated work surfaces and breakfast bar, 1½ bowl sink unit, wall-mounted cupboards and display shelving. Integrated Neff oven and AEG 4-ring hob with concealed extractor canopy. Plumbing for automatic dishwasher. Ceramic tile splashbacks. Built-in larder cupboard. Two central heating radiators. Double glazed window overlooking rear garden. Double glazed doors linking with conservatory.

Laundry 12'0" x 7'10" having coordinating floor-based cupboards with laminated work surfaces and inset sink unit. Ceramic tile splashbacks Plumbing for automatic washing machine. Central heating radiator. Double glazed windows to side and rear. Double glazed door to garden. Wall mounted Baxi gas-fired central heating boiler.

Lobby with built-in store cupboard, central heating radiator.

Cloakroom having pedestal hand basin and low flush W.C. Part tiled walls. Central heating radiator.

Utility Room 9'2" x 8'10" having central heating radiator, double glazed window to rear, doors to garage and rear yard.

FIXTURES AND FITTINGS: Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

CONSUMER PROTECTION REGULATIONS: The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MORTGAGE ADVICE: Choosing a mortgage may be your most important financial commitment. Mortgage & Financial Solutions are registered as Independent Mortgage Advisers and offer independent, impartial and professional advice. Please speak with the Mortgage Consultant based at this office. Mortgage and Financial Solutions is an appointed Representative of Sesame Ltd which is authorised and regulated by the Financial Conduct Authority. Written details are available on request. You can choose how the Mortgage Consultant Company is paid: pay a fee, usually £400 or they can accept commission from the lender.

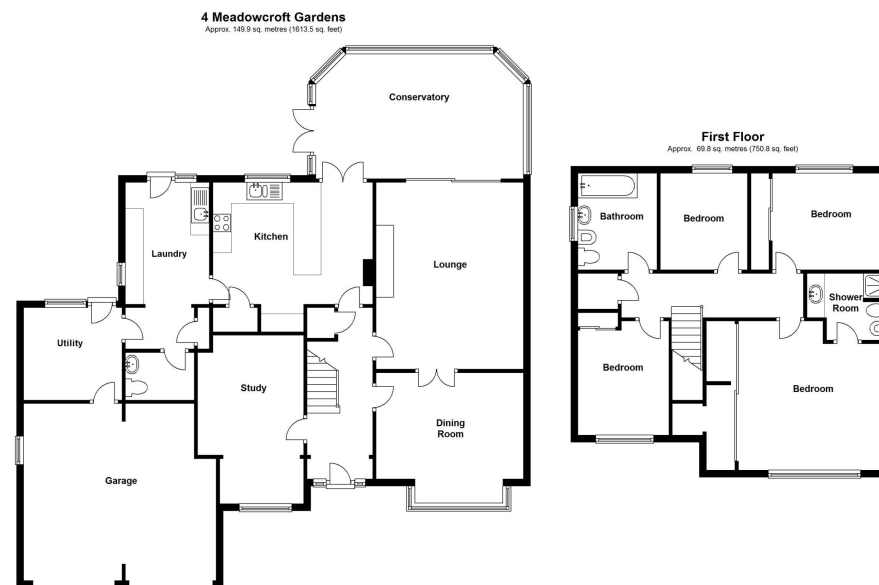
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Outside

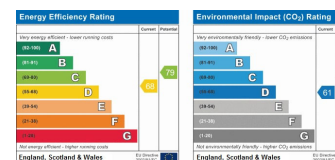
Lawned foregarden with variety of shrubs.

Forecourt providing generous parking facilities and access to **double-width Garage** 16'2" x 18'1" (max) 16'4" (min) having two up and over doors, fitted cupboards and shelving, rear door to utility room.

Gated side passage leading through to paved yard with Shed. Gate opening onto beautifully landscaped rear garden enjoying good degree of privacy and southerly aspect featuring paved patio area opening onto lawn and gravelled bed incorporating rockery and water feature, surrounding shrub borders, paved pathway through rustic arch to further shrub beds and gravelled areas with kitchen garden and greenhouse.



Total area: approx. 219.7 sq. metres (2364.3 sq. feet)





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