

**5 Meadow Close
WHEATON ASTON
ST19 9NX**

BARTLAM'S

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*Very attractive modern-style Detached residence particularly well positioned in select small cul-de-sac with aspects onto fields on village outskirts. *Impressively proportioned accommodation presented in immaculate order and incorporating comfortably appointed specification. *Porch and Hall. *Bow-windowed Lounge with marble fireplace. *Separate Dining Room. * Neatly fitted Kitchen. *Three double Bedrooms (one with fitted wardrobes). *Bathroom including shower and separate Toilet. *Gas-fired central heating. *Double glazed windows. *Garage and driveway parking. *Delightfully landscaped Gardens.

PRICE: Offers Around £215,000

4 Station Road, Codsall, South Staffordshire WV8 1BX TELEPHONE (01902) 845215
FACSIMILE (01902) 846026 E-MAIL codsallsales@bartlams.co.uk WEB ADDRESS www.bartlams.co.uk

5 Meadow Close, Wheaton Aston, ST19 9NX

Ground Floor

Entrance Porch with double glazed door and sidelight.

Entrance Hall having central heating radiator, built-in cloaks/store cupboard below stairs.

Lounge 15'10" x 10'5" having double glazed bow window to front with pleasant outlook, central heating radiator, marble fireplace incorporating 'living flame' gas fire, glazed sliding doors linking with dining room.

Dining Room 10'5" x 10'5" having central heating radiator, double glazed French window opening onto rear garden.

Kitchen 9'0" x 9'0" having ranges of floor-based and wall-mounted cupboards in a natural woodgrain panelled finish, laminated work surfaces with inset acrylic sink unit. Plumbing for automatic washing machine. Ceramic tile splashbacks. Built-in larder cupboard. Central heating radiator. Concealed wall-mounted GlowWorm gas-fired central heating boiler. Double glazed window overlooking rear garden. Door to side yard.

First Floor

Landing with double glazed window on staircase.

Bedroom 1 14'0" x 10'5" having central heating radiator, double glazed window to front with lovely aspect.

Bedroom 2 12'0" x 10'5" having range of fitted wardrobes with cupboards above, central heating radiator, double glazed window to rear.

Bedroom 3 10'1" x 9'0" having double glazed window to front with lovely aspect, central heating radiator.

Bathroom having panelled bath with wall-mounted shower, pedestal hand basin. Part tiled walls. Central heating radiator. Built-in airing cupboard. Double glazed window.

Toilet with low flush w.c. Double glazed window.

Outside

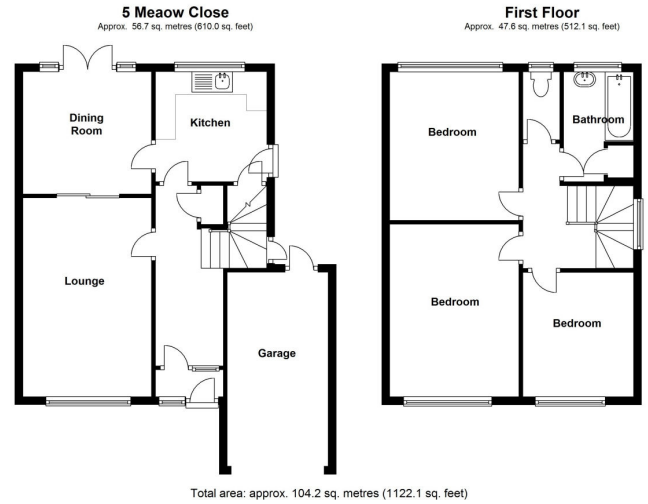
Lawned foregarden edged with shrub beds.

Driveway providing parking facility and access to **Garage** 15'0" x 8'1" (max) 7'4" (min) having up and over door from forecourt, fitted shelving, rear door to side yard.

Gated side passage leads to paved side yard opening onto rear garden, attractively landscaped with full width paved patio, steps up to shaped lawn with surrounding shrub borders and hedging.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		35	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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.

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