



3 The Gables Seisdon Road, Tysull, Wolverhampton, Staffordshire, WV5 7JF

BERRIMAN
EATON

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A superb first floor three bedroom apartment with lift, completed to a high specification in this sought after country village location with a good pub in walking distance.

LOCATION

Close to the South Staffordshire/Shropshire border between Wolverhampton and Bridgnorth, this village location is surrounded by delightful countryside, yet an easy commute into the heart of the West Midlands and many major centres. Amidst the prime residences of the village, this is a prestigious and rare opportunity to purchase a large three bedroom apartment in such a sought-after location. Nearby is All Saints Church dating over 1000 years and the community thrives with a Village Green, Cricket and Football grounds with play area, The Bell country pub within walking distance and an excellent Primary School with a Nursery. Having many footpaths and bridleways, the village is a treasure chest for outdoor enthusiasts. The nearest convenience stores are in Seisdon and Wombourne villages, the latter including health services, a range of shopping and eating facilities plus secondary schooling. Nearby places of interest include Bratch Locks, the Staffordshire Worcestershire canal and tow paths, Wightwick Manor, Himley Hall and Halfpenny Green Vineyard with a craft village, deli and restaurant.

The Gables was completed 2018 offering five deluxe apartments, finished to a high specification with underfloor heating, secure gated entry, video intercom, private parking and well landscaped gardens. Internally there is lift access to all floors. This is a Conservation Area, so the design and attention to detail fits into the surrounding street scene for this highly desirable location.

ACCOMMODATION

Entering into the communal reception hall, stairs and a lift give to all floors. Apartment 3 can found on the first floor.

A private front door opens through into the ENTRANCE HALL with CLOAKS STORAGE. There is an open DINING KITCHEN featuring a Juliet balcony to the rear overlooking the gardens. The kitchen offers a range of matching base cupboards and drawers with granite composite work tops over, matching wall cabinets, inset sink unit and integrated appliances to include a fridge/freezer, gas hob with extractor above, dishwasher, washing machine, oven and microwave. A spacious LOUNGE overlooks the front elevation with a feature brick fireplace housing an electric fire. Leading off the hall there are THREE BEDROOMS and a HOUSE BATHROOM fitted with a modern white suite to include a WC, wash hand basin with vanity cupboard below, bath with shower attached and a separate tiled shower. The MASTER BEDROOM overlooks the rear gardens with a built in double wardrobe and an EN-SUITE SHOWER ROOM.

COMMUNAL GARDENS

Outside there is a tarmac driveway with two parking spaces. The gardens beyond include a private, secure storage area and gardeners WC. Remote control wrought iron gates give secure intercom access for visitors and deliveries.

SERVICES:

We are advised by our client that all main services are connected. Verification should be obtained from your surveyor.

TENURE:

The Apartments are Leasehold with a 125 year lease.
Ground Rent approximately £250PA
Service Charge 2023 £197.33PCM

COUNCIL TAX:

South Staffordshire Council.
Tax Band: C
www.gov.uk/council-tax-bands

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS:

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS:

Proceed from Bridgnorth on the A454 Bridgnorth Road towards Wolverhampton. Proceed through Hilton and Rudge Heath. At the roundabout take the second exit. Take a right turn opposite 'The Fox' public house into Fox Road. Continue to the junction and take a left onto Ebstree Road. Continue through the traffic calming system taking the next right hand turn on to the Seisdon Road, sign posted Trysull/Wombourne. On entering the village of Trysull The Gable can be found on the right hand side before the Church.

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01746 766499

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Wombourne Office

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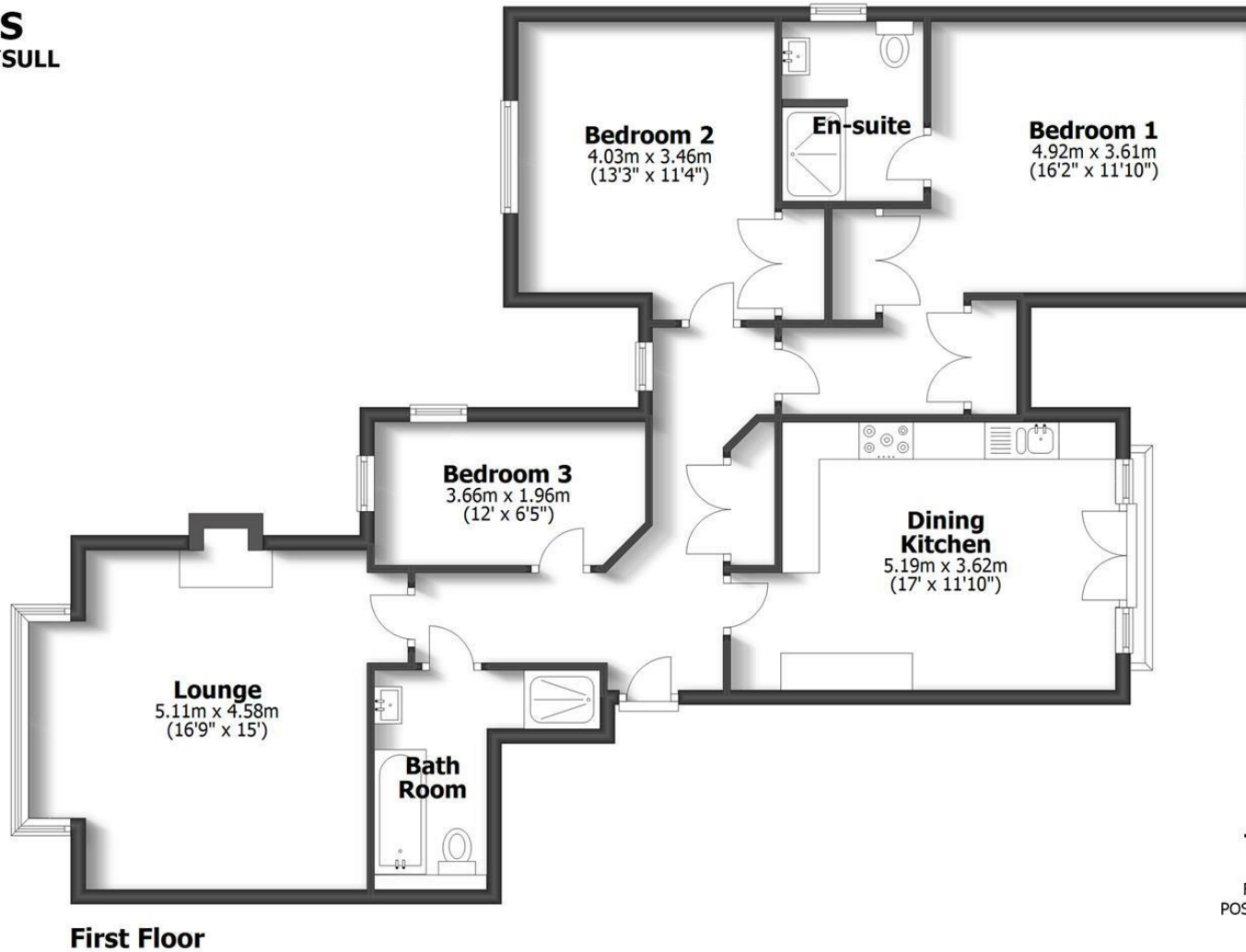
www.berrimaneaton.co.uk

Offers Around
£415,000

EPC: B

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

3 THE GABLES
SEISDON ROAD, TRYSULL



First Floor

TOTAL: 104.9sq.m. 1129sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

