



5 Plough Meadows, Trysull, WV5 7HU

BERRIMAN
EATON

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5 Plough Meadows is situated on the site of the former Plough pub which was sympathetically converted by renowned developers Tatton Hall Homes in 2021. The apartment is on the first floor with its own entrance. The internal accommodation briefly comprises living room with adjacent snug, fitted kitchen, family bathroom and double bedroom with fitted wardrobes. There is a parking space and a small courtyard seating area. (WOMBOURNE OFFICE) EPC: C

LOCATION

Trysull is a charming Hamlet situated next to Seisdon, Smestow and Wombourne surrounding by idyllic Countryside. There are convenient transport links to Bridgnorth, Wolverhampton, Dudley, Stourbridge and Kinver. There is an Outstanding rated Primary School as well as schooling in the neighbouring Village of Wombourne.

DESCRIPTION

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ACCOMMODATION

A composite door with double glazed insert leads into the downstairs ENTRANCE HALLWAY which has a hanging rail and the staircase rising to the first floor LANDING with beamed ceiling, a radiator, spotlights and a storage cupboard which has plumbing for a washing machine and fitted work surface and an additional storage cupboard housing the wall mounted Baxi central heating boiler. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset 1½ bowl sink unit with mixer tap, integrated oven with ceramic hob and extractor hood over. There is an integrated dishwasher, fridge and freezer, spotlights, beamed ceiling and a double glazed Velux window to the rear elevation. The LIVING ROOM has a vaulted beamed ceiling, spotlights, two radiators and a double glazed leaded window over looking fields. Leading off the living room is an 'Alice in Wonderland' room accessed by a low door and has two double glazed windows, a radiator, fitted shelving, spotlights, loft access and could be used as a study. The large DOUBLE BEDROOM has a range of fitted bespoke part mirrored wardrobes, a double glazed window to the rear elevation, part vaulted ceiling, spotlights and a radiator. The BATHROOM is fitted with a contemporary white suite comprising panelled bath with shower over and glazed side screen, low level W.C., pedestal wash hand basin, chrome heated ladder towel rail, tiled splashback and extractor.

OUTSIDE

There is an allocated parking space and the use of visitors parking spaces. There is a path leading past a small patio garden area to the front entrance.

TENURE

Share of Freehold

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX

BAND B - South Staffordshire DC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

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01902 749974

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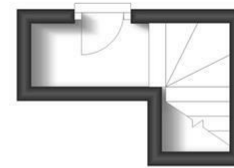
Offers Around
£200,000

EPC: C

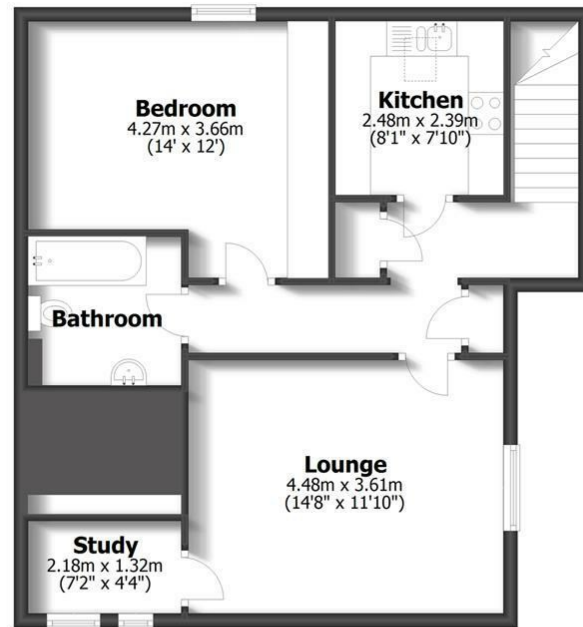
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



5 PLOUGH MEADOWS TRYSULL



Ground Floor



First Floor

TOTAL: 64.4sq.m. 694sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

