



5 Post Office Road, Seisdon, Wolverhampton, WV5 7HA

BERRIMAN
EATON

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5 Post Office Road is a charming, detached family home occupying a good sized plot with ample driveway, sizeable garage and private, enclosed rear garden. The property benefits from central heating, double glazing and no upward chain. The property would benefit from some cosmetic updating.

(WOMBOURNE OFFICE)
EPC: D

LOCATION

Post Office Road runs between Ebstree Road and Fox Road in Seisdon which is a small village standing in glorious South Staffordshire countryside yet within easy travelling of Wombourne, Wolverhampton and Bridgnorth. There are local amenities including a local store within the village and good primary school education nearby. Seisdon is a sought after location with many public footpaths and bridleways for country enthusiasts.

DESCRIPTION

5 Post Office Road is a charming, detached family home occupying a good sized plot with ample driveway, sizeable garage and private, enclosed rear garden. The internal accommodation briefly comprises living room with dining area, breakfast kitchen, separate utility room and downstairs shower room to the ground floor. To the first floor there is a family bathroom and four well proportioned bedrooms. The property benefits from central heating, double glazing and no upward chain. The property would benefit from some cosmetic updating.

ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a uPVC double glazed doors with decorative opaque stained glass panel and matching side panels. There is a radiator and the staircase rising to the first floor landing. The downstairs CLOAKROOM has a low level W.C., vanity wash hand basin, part tiled walls and a single glazed opaque window to the side elevation. The LIVING ROOM has a decorative brick feature fireplace with inset coal effect gas fire and tiled hearth, two radiators, coved ceiling and a double glazed bay window to the front elevation. An archway leads through to the DINING ROOM which has a radiator, coved ceiling and double glazed French doors leading to the rear garden. The KITCHEN/DINER is fitted with a range of wall and base units with complementary work surface and an inset 1½ bowl sink unit with mixer tap. There is an integrated double oven, a Neff induction hob with fitted extractor over, space for a fridge freezer and space and plumbing for a dishwasher. Tiled floor, part tiled walls, radiator and a double glazed window overlooking the rear garden. The UTILITY has a fitted single drainer sink unit, space and plumbing for a washing machine, space for a free standing fridge freezer and a wall mounted central heating boiler. There is a radiator, tiling to the floor, a single glazed wooden door leads to the rear garden and a wooden door into the garage. The downstairs SHOWER ROOM has a walk-in shower cubicle with electric shower, low level W.C., radiator, tiled splashback and a single glazed opaque window to the rear elevation. The large GARAGE has an electronically operated rolled shutter door and strip lighting.

The staircase rises to the first floor LANDING with a double glazed opaque window, loft access, radiator and an Airing Cupboard housing the hot water cylinder. The BATHROOM is fitted with a suite comprising of panelled bath with electric shower over and glazed side screen, a large vanity wash hand basin incorporates the bidet and the low level W.C. Tiled splashback and a double glazed opaque window to the side elevation. BEDROOM ONE has a range of fitted wardrobes with overhead storage and matching dressing table, a radiator and a double glazed window to the rear elevation. BEDROOM TWO has a radiator, coved ceiling and a double glazed window to the front elevation. BEDROOM THREE has a radiator, coved ceiling and a double glazed window to the rear elevation. BEDROOM FOUR has fitted wardrobes built into the recess, a radiator and double glazed window to the front and side elevations.

OUTSIDE

The property occupies a generous plot with a large creteprint driveway providing off road parking for several vehicles and flanked by a large lawned foregarden. There is side access with the potential to extend (subject to relevant consents). The established rear garden is a generous size and has a full width paved patio area, ornamental pond, a large lawned area and is enclosed by fencing to the boundary. There is also a hard standing for a Greenhouse.

TENURE

FREEHOLD

SERVICES

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

COUNCIL TAX

BAND E – South Staffordshire DC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

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Offers In The Region Of
£475,000

EPC: D

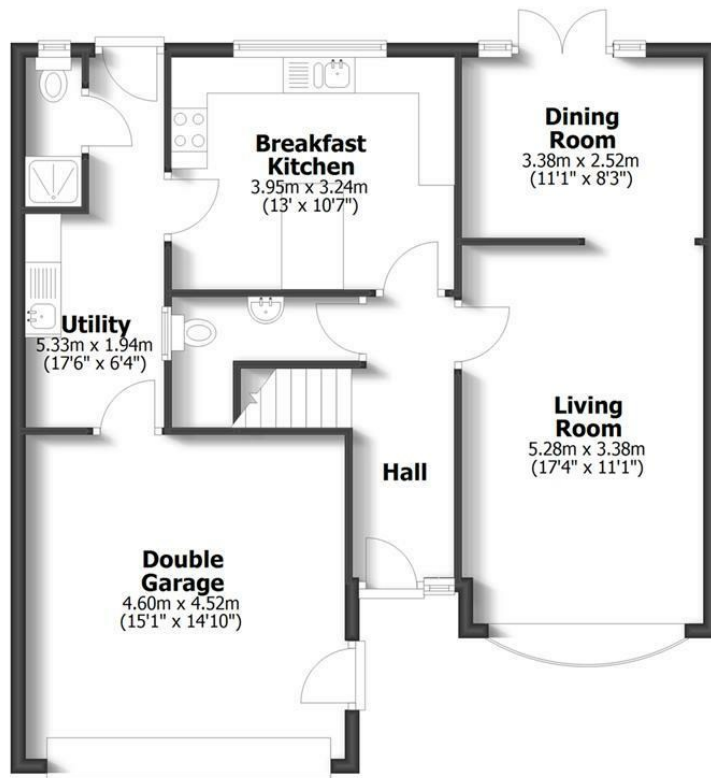
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



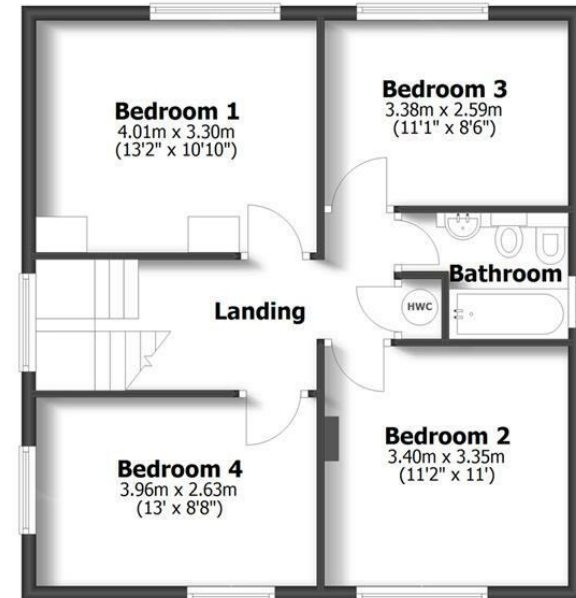
**5 POST OFFICE ROAD
SEISDON**

HOUSE: 121sq.m. 1302sq.ft.
 GARAGE: 20.8sq.m. 224sq.ft.
TOTAL: 141.8sq.m. 1526sq.ft.

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



Ground Floor



First Floor

