



7 The Beeches, Seisdon, Wolverhampton, South Staffordshire, WV5 7EU

BERRIMAN
EATON





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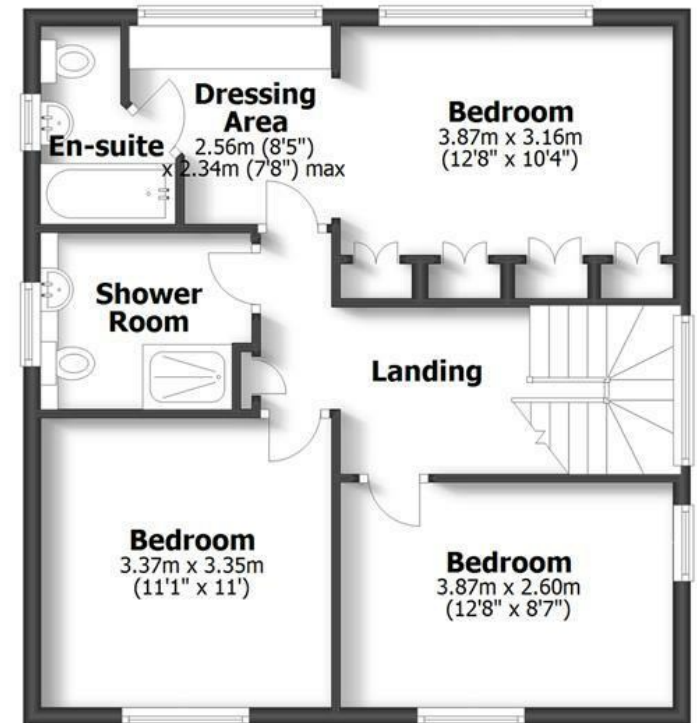
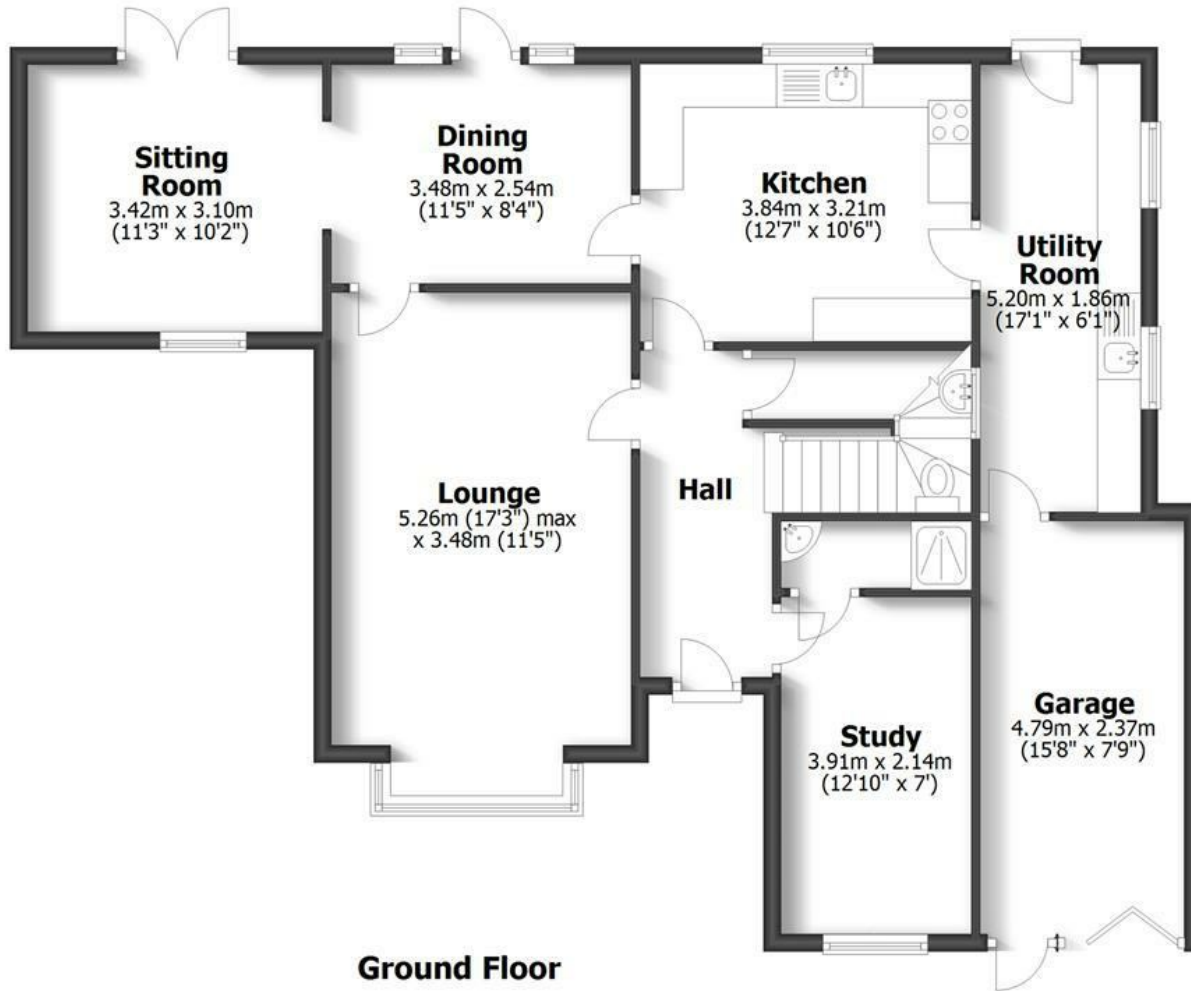
An immaculate four bedroom home (2 with en-suite including a ground floor bedroom), standing in large gardens in this sought after South Staffordshire village location. Wombourne - 3 miles, Pattingham - 3.7 miles, Claverley - 4.5 miles, Wolverhampton - 5.9 miles, Bridgnorth - 9.5 miles, Albrighton - 8 miles, Telford - 15.8 miles, Birmingham - 21 miles. (All distances are approximate).

7 THE BEECHES

SEISDON

HOUSE: 141.8sq.m. 1,525.8sq.ft.
GARAGE: 11.3sq.m. 122.1sq.ft.
TOTAL: 153.1sq.m. 1,647.9sq.ft.

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



LOCATION

Seisdon is a highly regarded village standing amidst glorious South Staffordshire countryside in a convenient position between Wolverhampton City Centre and the historic market town of Bridgnorth. It has a small convenience store for everyday needs and there is easy access to the more extensive amenities provided by Wombourne and Pattingham villages. The area is well served by schooling for all age groups with popular primary schools in Trysull, Pattingham and Albrighton along with excellent secondary schools in Wolverhampton including the Grammar School and the Girls High School.

OVERVIEW

Beautifully improved by the present owners, this family home has well planned accommodation for modern day living including two TV rooms, and a ground floor private study with a shower room en-suite (bedroom 4 if preferred), perfect for working from home. Additionally there is a large utility and high quality kitchen and bathroom fittings. With excellent parking too, this is a very desirable, practical home.

ACCOMMODATION

On entering the property, the entrance hall provides access to a guest cloakroom/WC and stairs off to the first floor. To the front is a study with an adjoining shower room which could provide a ground floor bedroom suite if required. The breakfast kitchen overlooks the rear garden offering fitted base and wall cabinets, sink unit and a range of integrated appliances to include a double oven/grill, microwave, dishwasher, fridge, wine chiller and an induction hob with extractor hood above. Leading off the kitchen is a large utility room providing further storage, sink unit and the provision for a washing machine and dryer. A back door gives access to the garden along with an integral door into the adjoining garage. The lounge overlooks the front elevation with a bay window and central feature gas fire. A two further receptions include a dining room and sitting room, both of which has direct access to the garden.

A turning staircase from the hall rises to a light and spacious first floor landing. The principal bedroom suite includes a range of fitted wardrobes, dressing area and an en-suite bathroom with an outlook to the rear. There are two further double bedrooms along with a family shower room fitted with a suite to include a WC and wash hand basin set within a vanity unit, walk in shower and a heated towel rail.

OUTSIDE

The house enjoys good parking with a concrete print drive and side access., along with an adjoining garage. The large rear garden borders the brook, enjoying a sunny aspect and high degree of privacy. The garden has mature planting and a large lawned area with sun terrace.

SERVICES

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

TENURE

We are advised by our client the property is FREEHOLD. Verification should be obtained by your Solicitor.

COUNCIL TAX

South Staffordshire Council Tax Band: F.
<https://www.gov.uk/council-tax-bands>

Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Strictly by appointment through the BRIDGNORTH OFFICE.

POSSESSION

Vacant possession will be given on completion.

DIRECTIONS

Proceed from Bridgnorth on the A454 Bridgnorth Road towards Wolverhampton. Proceed through Hilton and Rudge Heath. At the roundabout take the second exit keeping on the A454. Take a right turn opposite 'The Fox' public house into Fox Road. Continue to the junction and take a left onto Ebstree Road, continue along over the hump back bridge taking a left turn into The Beeches, just before Post Office Road.

Offers Around £575,000

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.







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