



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

BERRIMAN  
EATON

# 32 Post Office Road, Seisdon, Wolverhampton, WV5 7HA

This is an immaculately presented detached family home occupying a sizeable corner plot. There is a generous driveway, detached garage and a private rear garden with stunning views across the fields. It briefly comprises entrance foyer, entrance hall, cloakroom, living room, separate dining room, open plan kitchen and family area with utility. To the first floor there is a principal bedroom with en-suite, family bathroom, second bedroom with en-suite and further double bedrooms. The property benefits from double glazing, central heating, underfloor heating and has a central vacuum system.

EPC : C  
WOMBOURNE OFFICE

## 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 and Pattingham and secondary schooling in Wombourne with the excellent public schools in Wolverhampton including the Grammar School and the Girls' High School.

## DESCRIPTION

This is an immaculately presented, executive detached family home in a private cul de sac and occupying a sizeable corner plot. There is a generous driveway, detached garage and a private rear garden with stunning views across the fields. The internal accommodation briefly comprises tile hung porch, entrance foyer, entrance hall, cloakroom, living room, separate dining room, open plan kitchen and family area with utility. To the first floor there is a principal bedroom with en-suite, family bathroom, second bedroom with en-suite and further double bedrooms. The property benefits from double glazing, central heating, underfloor heating and has a central vacuum system.

## ACCOMMODATION

Under the tile hung canopy is access through a wooden double glazed door with double glazed window, oak floor, spotlights and double doors into ENTRANCE HALL. This has a staircase rising to the first floor landing with wooden balustrades, oak floor and door into the CLOAKROOM, which has a low level WC vanity wash hand basin with mixer tap, heated ladder towel rail and double glazed opaque window to the rear elevation. The LIVING ROOM has a double glazed walk in bay window to the front elevation, coal effect gas fire and surround. The DINING ROOM has double glazed French doors onto the rear garden and part panelled walls. The KITCHEN is fitted with a range of high quality wall and base units with complementary granite works surfaces with inset one and a half bowl and drainer with mixer tap. There is space for a Range style oven with fitted Neff extractor, space for a large fridge freezer, integrated microwave and dishwasher. There is a stone floor and double glazed bi folding doors onto the rear garden with a double glazed window to the side and front elevation and spotlights. The UTILITY has wall and base units with complementary work surfaces with inset single drainer sink unit, space and plumbing beneath for washing machine and tumble dryer and a double glazed window to the front elevation.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades and a large double glazed picture window, spotlights and an airing cupboard which houses the wall mounted central heating boiler. The BATHROOM is fitted with a white suite which comprises a bath with shower over and glazed screen, vanity wash hand basin with mixer tap, low level WC, heated ladder towel, part tiling to the walls and flooring, spotlights and a double glazed opaque window to the front elevation. The PRINCIPAL BEDROOM has double glazed French doors leading out onto a balcony with glass screen and stunning views across the fields. There is part panelling to the walls and two double wardrobes and access into the EN-SUITE which has a walk in cubicle, vanity wash hand basin with mixer tap and incorporating the low level WC, tiled floor and splashback, heated ladder towel rail and double glazed opaque window to the side elevation. DOUBLE BEDROOM 2 has a double glazed window to the front elevation, double wardrobe and door into the EN-SUITE which has a walk in shower, vanity wash hand basin and mixer tap which incorporates the low level WC, there is part tiling to the walls and floor, spotlights and double glazed opaque window to the side elevation. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and fitted wardrobe. DOUBLE BEDROOM 4 has a double glazed window to the front elevation, fitted wardrobe and spotlights.

## OUTSIDE

The property occupies a corner position with a block paved driveway providing off road parking and giving access to a DETACHED SINGLE GARAGE with electronically operated roller shutter door and double glazed opaque window to the side elevation. There is side gated access with a paved path leading to the REAR GARDEN, which has a full width patio with steps and a sleeper border to the lawn area with planted borders and a fence to the boundary and open views to the rear.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND G – South Staffordshire  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the WOMBOURNE Office.

The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast are available

Mobile – Ofcom checker shows there is limited and none coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

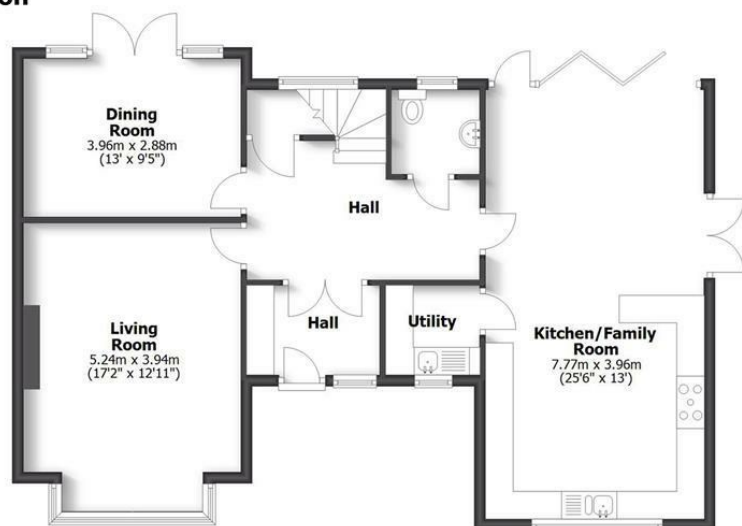
Offers In The Region Of  
£750,000

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.



## 32 Post Office Road Seisdon



**Ground Floor**



**First Floor**



HOUSE: 163.7sq.m. 1762sq.ft.  
GARAGE: 17.0sq.m. 183sq.ft.  
**TOTAL: 180.7sq.m. 1945sq.ft.**

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

