



Bluebells, 6a School Close, Trysull, Wolverhampton, South Staffordshire, WV5 7HS

BERRIMAN  
EATON



# Bluebells, 6a School Close, Trysull, Wolverhampton, South Staffordshire, WV5 7HS

NEW BUILD An excellent opportunity to purchase a brand new detached bungalow, finished to an exceptional standard having three bedrooms, two bathrooms together with a fitted breakfast kitchen and an integral garage, positioned within this quiet and established cul-de-sac backing onto farmland with open views beyond. (Please note all internal photos are CGI's) Wombourne - 2.4 miles, Stourbridge - 8 miles, Wolverhampton - 6 miles, Dudley - 8 miles, Telford - 18 miles, Bridgnorth - 11 miles, Birmingham - 22 miles. (All distances are approximate).

## LOCATION

School Close is a small cul-de-sac near the Village Green backing onto open countryside, right in the heart of the village with the popular Primary School rated outstanding by Ofsted and playing fields. Within walking distance is the popular Bell Pub and All Saints Church, Trysull. The village is highly sought after close to the South Staffordshire/Shropshire border between Wolverhampton and Bridgnorth surrounded by delightful countryside, yet an easy commute into the West Midlands and many major centres. Having access to footpaths and bridleways near-by, this is an ideal location for outdoor enthusiasts. The nearest convenience stores are in Seisdon or Wombourne, the latter including health services, a range of shopping and eating facilities plus secondary schooling.

## OVERVIEW

Completed in 2025 by Tatton Hall Homes Ltd, a respected local building firm known for quality craftsmanship, this brand-new bungalow has been built to the latest building regulations with an A EPC rating. Designed with energy efficiency in mind, the property features triple glazing, an electric vehicle (EV) charging point, and solar panels—offering the very best in modern, sustainable living. The only newly built property in the village for 5 years to come to the market, the bungalow is now decorated and carpeted for immediate occupation with no upward chain. The bungalow is being sold with a 10 year warranty.

## ACCOMMODATION

The bespoke designed property has good natural light and fashionably fitted breakfast kitchen and bathroom detail with integrated appliances. All appliances will have the usual manufacturers guarantee.

Internally, the accommodation comprises: A covered entrance porch with front door entering into the entrance hall with cloaks storage, tiled floor and convenient integral access into the garage (with side window, plaster boarded walls and skirting boards). The modern kitchen is fitted with a range of matching base and wall cabinets, Quartz worktops, Belfast sink unit and built in appliances to include a BOSH oven and microwave, ceramic hob with extractor above, fridge, freezer, dishwasher and washing machine. The lounge is positioned to the rear with French doors opening out to the garden with views beyond.

There are three good sized bedrooms with the principal double bedroom having an en-suite shower room. The two further bedrooms are serviced by a well-appointed family bathroom, fitted with a white suite comprising a WC, hand basin, panelled bath with shower attachment, a separate corner shower, and a heated towel rail.

## OUTSIDE

Externally, the property is set back from School Close and approached via a block-paved driveway providing extensive off-road parking. The lawned gardens extend to the side and rear, enjoying an open aspect with uninterrupted views across neighbouring farmland—creating a peaceful and private outdoor setting. An EV charger is conveniently installed, further enhancing the home's eco-friendly credentials.

## NB

Please note all internal photos are CGI's.

## LOCAL AUTHORITY

South Staffordshire Council.

Tax Band: New Build. Rate not yet available.

## TENURE

We are advised by our client that the property is FREEHOLD. No onward chain. Verification should be obtained by your Solicitors.

## SERVICES

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

## FIXTURES AND FITTINGS

By Separate Negotiation.

## DIRECTIONS

On entering the village, School Close can be found adjacent the Primary School, where 6a School Close can be found at the head of the cul-de-sac.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

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

Asking Price  
£550,000

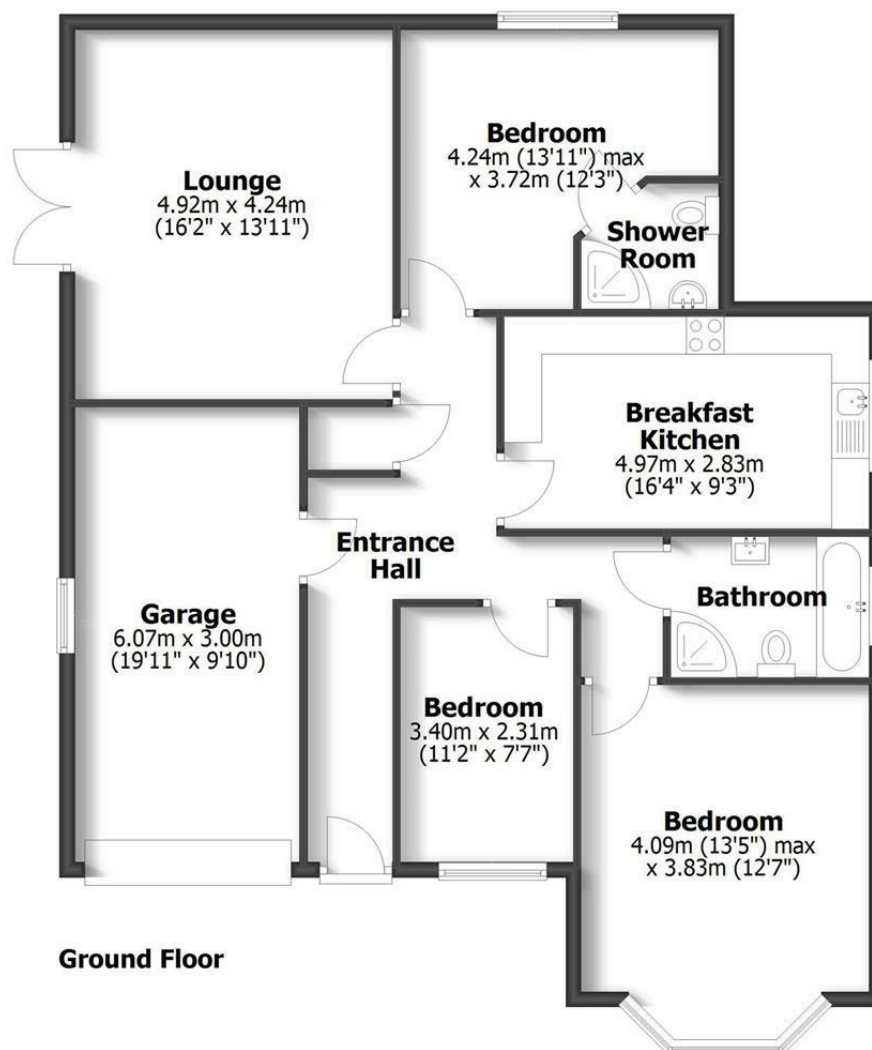
EPC: A

**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.



## BLUEBELLS

6A SCHOOL CLOSE, TRYSELL



HOUSE: 97.6sq.m. 1,050.9sq.ft.  
GARAGE: 18.2sq.m. 195.7sq.ft.  
**TOTAL: 115.8sq.m. 1,246.6sq.ft.**

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



