



Heatherglades, The Firsway, Bishops Wood, Stafford, ST19 9AU

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# Heatherglades, The Firsway, Bishops Wood, Stafford, ST19 9AU

A beautifully presented single storey residence providing spacious, three double bedroomed accommodation with a large garden on the fringes of a sought after South Staffordshire village.

## LOCATION

Heatherglades stands towards the head of a small cul-de-sac of bungalows in a large plot with a fine frontage and large rear garden. The Firsway is situated close to the centre of Bishops Wood which is a small South Staffordshire village set amidst beautiful, rolling countryside.

Bishops Wood has an active community and there is a comprehensive range of local amenities available within the nearby villages of Wheaton Aston, Brewwood and Codsall including excellent schooling in all sectors.

Wolverhampton City Centre and Stafford are within easy travelling distance and motor communications are excellent with the A5 and A41 corridors together with the M6, M6 Toll and M54 motorways facilitating access to Birmingham and the entire Midlands region.

## DESCRIPTION

Heatherglades is a beautifully presented, detached bungalow with extensive accommodation and a large garden in a lovely position in the village. The bungalow has been much improved by the current sellers during their tenure and benefits from well appointed kitchen and bathroom suites, neutral décor and beautifully maintained gardens.

The focal point of the property is the superb living kitchen and there is a good sized living room along with three double bedrooms, an en-suite shower room to the principal suite and a house bathroom.

## ACCOMMODATION

An open fronted, arched PORCH has a composite front door with double glazed side panel opening into the HALL with a built in cloaks and storage cupboard, access to the roof space and ceiling coving. The LOUNGE is a well proportioned reception room with a wide, double glazed window to the front, an elegant fireplace with electric fire and also wiring for wall lights. The LIVING KITCHEN is the focal point of the property with a full range of cream faced wall and base mounted cupboards and coordinating peninsular unit with breakfast bar end, an integrated Neff induction hob and built under oven with a filtration unit above, an integrated AEG fridge and freezer, an integrated Neff dishwasher, a stainless steel sink, a window overlooking the rear garden, a door to the conservatory and being open through into the LIVING / DINING area which has double glazed windows and French doors to the conservatory with the entire room having integrated ceiling lighting. The CONSERVATORY is fully double glazed with ceramic tiled floor, French doors to the garden and two radiators making the room usable all year round.

The PRINCIPAL SUITE has a double bedroom with a wide bank of fitted wardrobes, a double glazed window overlooking the rear garden, wiring for wall lights, ceiling coving and an EN-SUITE SHOWER ROOM with a well appointed suite with a corner shower an vanity unit with inset wash basin and WC with concealed flush and cupboards, tiled walls, a mirror over the sink with electric light above and a double glazed rear window. BEDROOM TWO is a double room in size with a wide bank of fitted wardrobes, a double glazed side window and coved ceiling and BEDROOM THREE is also a double room in size with a double glazed window to the front and built in double wardrobe. The BATHROOM has a well appointed suite with a panelled jacuzzi style bath with shower over and a vanity unit with inset wash basin, WC with concealed flush, cupboards and drawers, part tiled walls, coved ceiling, a double glazed window, a chrome towel rail radiator an airing cupboard with a hot water cylinder and slatted shelving.

## OUTSIDE

Heatherglades stands behind a wide frontage with a DRIVEWAY laid in imprinted concrete providing ample off street parking and there is a GARAGE with remote controlled roller shutter door, electric light and power, three double glazed side windows, a courtesy door to the side courtyard, plumbing for a washing machine and a ceramic sink. There is an enclosed COURTYARD to the side with a secure, gated bin store to the front with door to the drive and an oil tank.

The REAR GARDEN is superb with an extensive terrace laid in Indian slate providing a delightful seating area, a small terrace of artificial lawn and the large rear garden beyond which is principally laid to lawn with well stocked and matured beds and borders, an area of kitchen garden, productive fruit trees and a timber SUMMER HOUSE with covered, timber decked terrace to the front together with a timber garden shed.

We are informed by the Vendors that mains water, electricity and drainage are connected and the heating is oil fired.

COUNCIL TAX BAND F – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard & Superfast are available

Mobile date coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

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 risk.

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**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.



## HEATHERGLADES THE FIRSWAY, BISHOPS WOOD



Ground Floor

BUNGALOW: 127.9sq.m. 1377sq.ft.  
GARAGE: 29.4sq.m. 317sq.ft.  
**TOTAL: 157.3sq.m. 1694sq.ft.**

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

