10 Crockington Close, Seisdon, Wolverhampton, WV5 7EL

BERRIMAN
EATON

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EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Seisdon is a popular and highly regarded village standing amidst glorious South Staffordshire countryside in a convenient position between Wolverhampton City Centre and the historic market town of Bridgnorth. The area is well served by schooling in both sectors with a highly regarded primary school in the nearby village of Trysull, Birchfield Preparatory School in Albrighton and excellent secondary schools in Wolverhampton including, most notably, Wolverhampton Grammar School.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL is accessed via a wooden door with opaque side panels and benefits from a storage cupboard, radiator and staircase rising to the first floor. The LOUNGE has double glazed windows to the front and side elevation, fireplace with wooden surround and two radiators. There is a DOUBLE BEDROOM with double glazed window to the front elevation and radiator. The BATHROOM is fitted with a white suite which comprises a jet bath with shower over and screen, a vanity wash hand basin which incorporates the low level WC and offers a range of storage cupboards with mirror and downlights. There is a heated ladder towel rail and tiling to the wall and floors. The SITTING ROOM/BEDROOM 3 has double glazed French doors onto the rear garden, three radiators, loft access, double glazed opaque window to the side elevation and spotlights. The KITCHEN/DINER is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap. There are integrated appliances including a double oven with gas hob and extractor; dishwasher and there is space for a fridge freezer. There are two double glazed windows to the rear elevation, radiator, part tiling to the walls and a wooden door into the GARAGE. This is extremely generous and benefits from an elevating door, two doors to the external spaces, a wall mounted central heating boiler, storage pantry, double glazed opaque windows and access to the CLOAKROOM which has a low level WC, wash hand basin and a double glazed opaque window to the rear elevation. The UTILITY has a fitted work surface with an inset single drainer sink unit, wall mounted cupboards and space and plumbing for a washing machine and tumble dryer. There are two further double glazed opaque windows to the rear elevation and a door to the side passage.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades and a double glazed skylight. The PRINCIPAL BEDROOM has a double glazed window to the front elevation, a double glazed skylight to the rear, ample eaves storage, loft access and two radiators. The EN-SUITE BATHROOM has a claw foot roll edge bath, vanity wash hand basin with mixer tap, low level WC, radiator and a double glazed skylight to the rear. There is a further LOFT ROOM which has restricted height to the sides due to the slope of the roof line, but which has a double glazed skylight and a radiator.

OUTSIDE

To the front of the property there is a tarmac DRIVEWAY affording off road parking and giving access to the garage. There is a lovely, shaped lawn with well stocked and planted borders behind a low dwarf wall. There is access to the rear on both sides leading to the REAR GARDEN which has a paved patio and steps leading to a lawn area with a fenced and hedged boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – 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 data 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
The long term flood defences website shows very low risk

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Wombourne Office
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www.berrimaneaton.co.uk

Offers In The Region Of
£475,000

EPC:

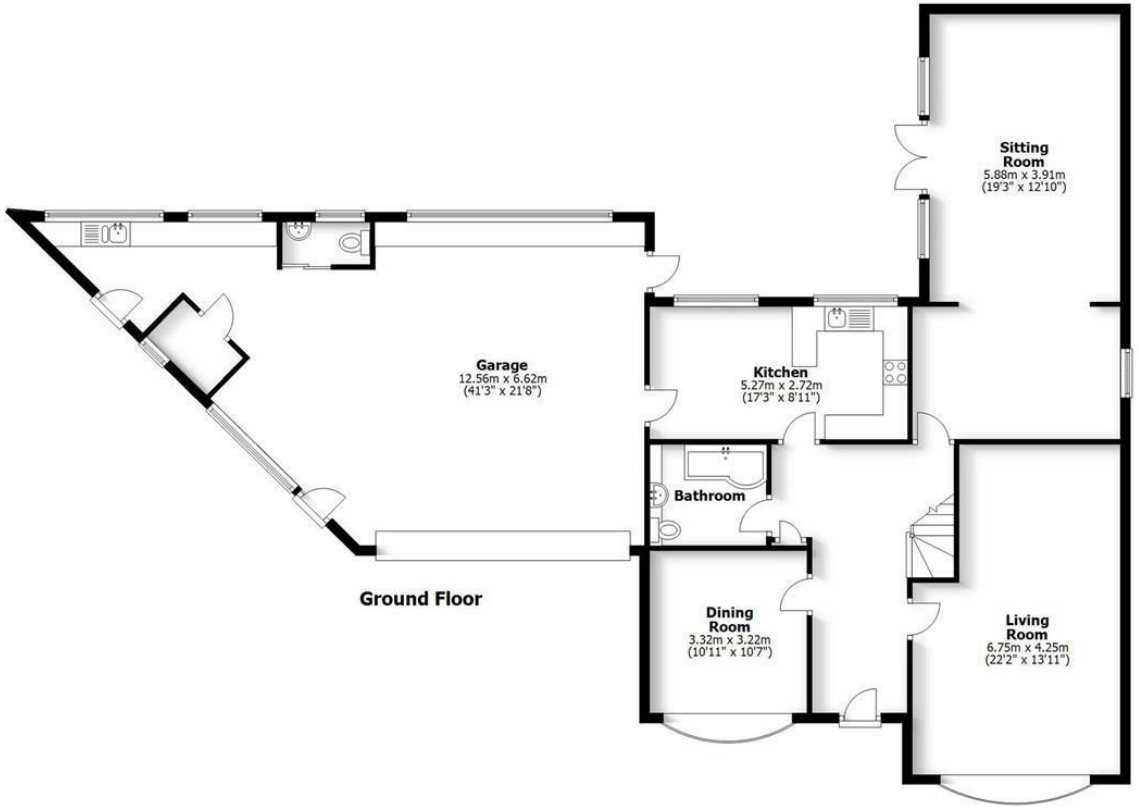
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

10 Crockington Close

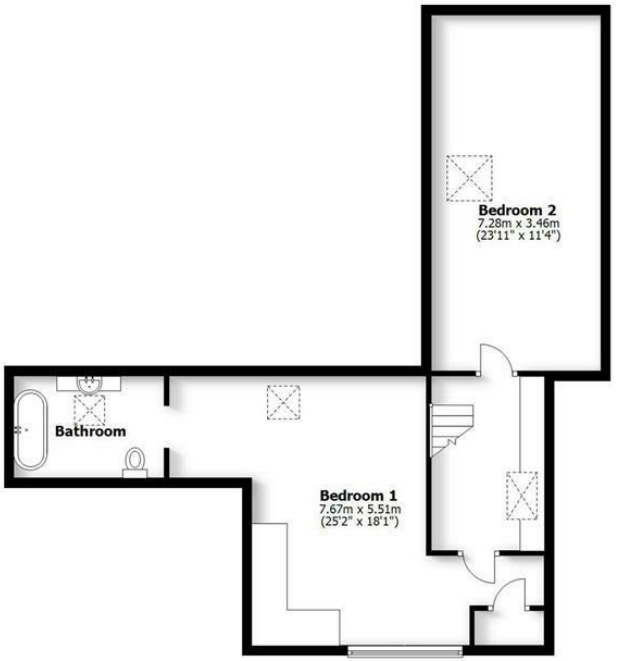
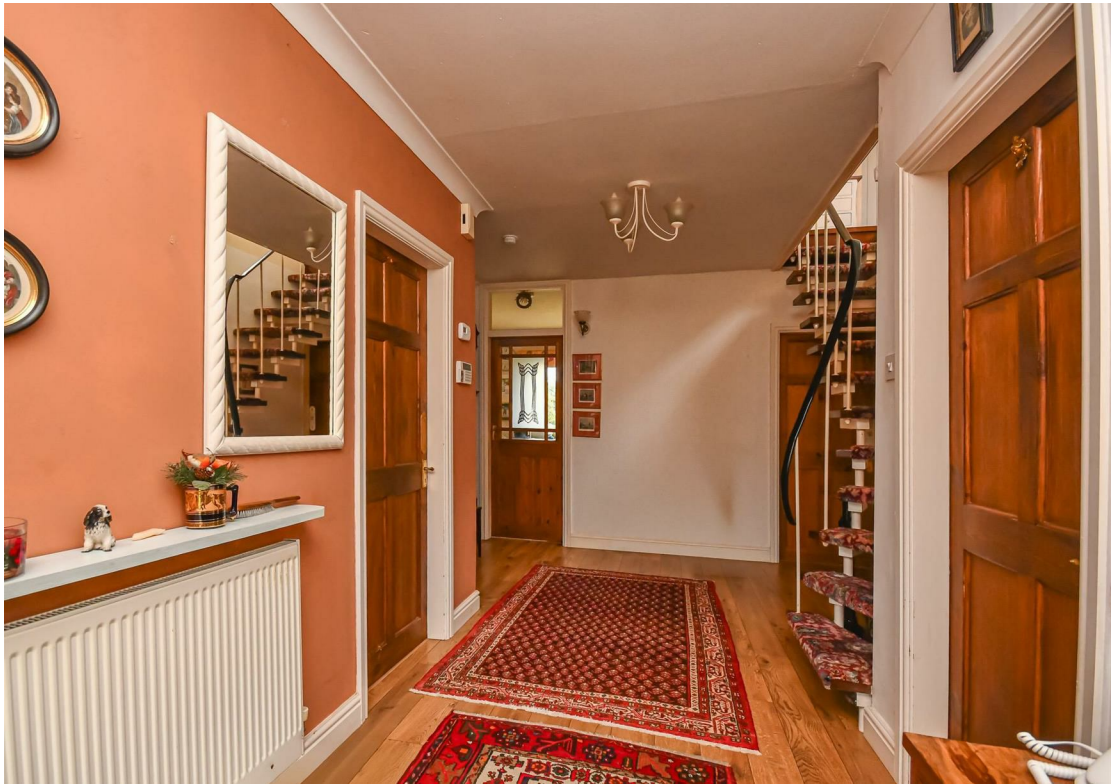
Seisdon

HOUSE:	181.3sq.m.	1951sq.ft.
GARAGE:	56.7sq.m.	610sq.ft.
TOTAL:	**238sq.m.**	**2561sq.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