Fairview, Fox Road, Seisdon, Wolverhampton, South Staffordshire, WV5 7HD

BERRIMAN
EATON

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With a paddock in a plot of around 1.3acres, this three bedroom detached house has great potential. Presently the house is in modernised condition and has been rented for a couple of years. It is set back from the road with a large workshop to the rear and a gate to the paddock. NO UPWARD CHAIN.

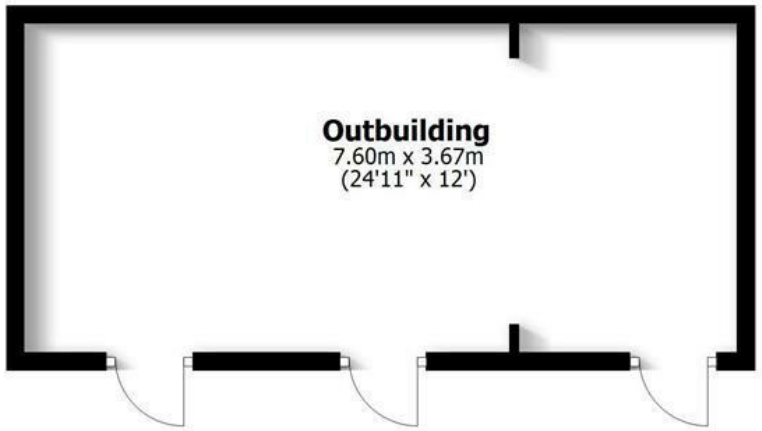
Wombourne - 3.1 miles, Pattingham - 3,7 miles, Wolverhampton - 5.9 miles, Stourbridge - 10.5 miles, Bridgnorth - 9.5 miles, Telford - 15.8 miles, Birmingham - 21.8 miles

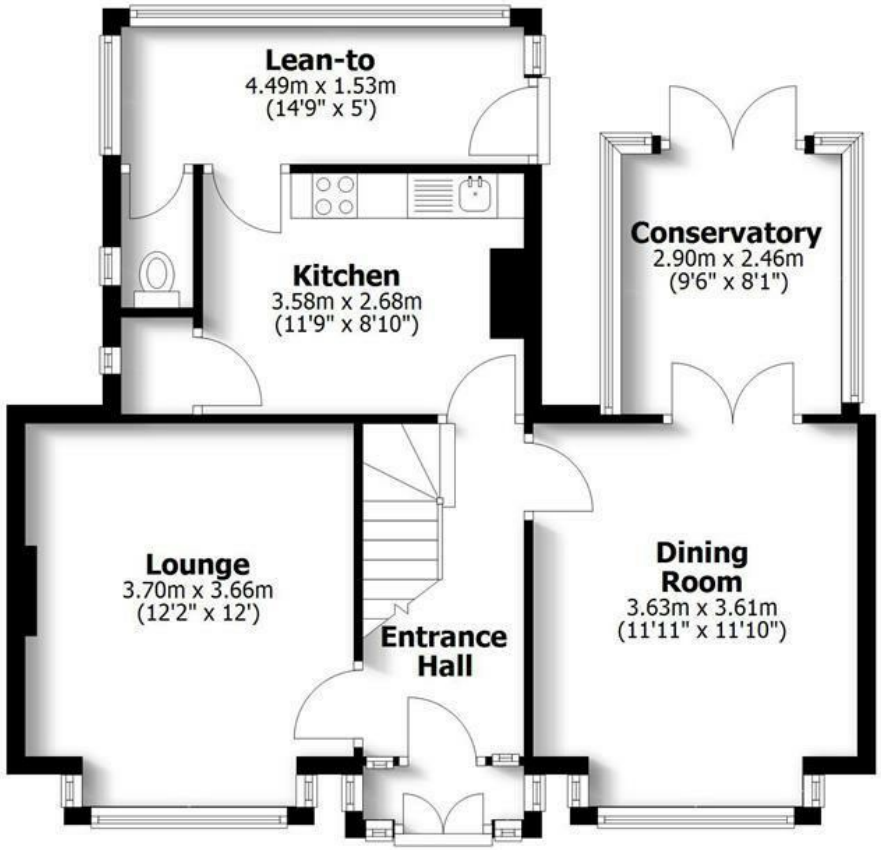
(All distances are approximate).

FAIRVIEW
FOX ROAD, SEISDON

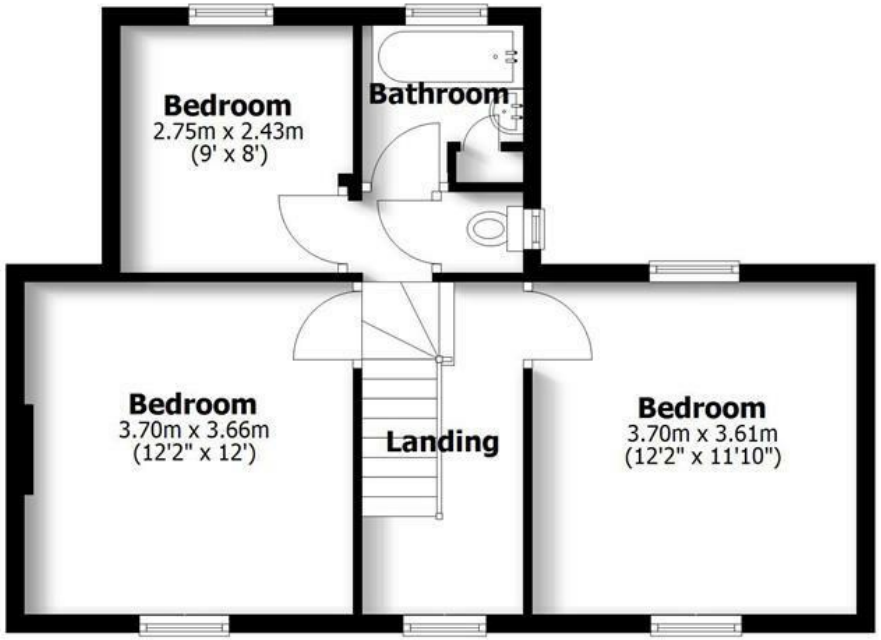
HOUSE: 113.0sq.m. 1,216.0sq.ft.
OUTBUILDING: 29.1sq.m. 213.9sq.ft.
TOTAL: 142.1sq.m.1,429.9sq.ft.

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





Ground Floor



First Floor

LOCATION
The village of Seisdon enjoys an enviable location, surrounded by unspoilt countryside while remaining conveniently close to the centres of Wolverhampton, Telford, Stourbridge, Dudley, and Bridgnorth, as well as other nearby towns and villages. A local convenience store is close by with a wider range of shopping, leisure, and everyday amenities available in nearby Wombourne. The area is also well served by a selection of highly regarded schools in both the state and independent sectors, all within a reasonable travelling distance.

ACCOMMODATION
Double doors open into a small entrance porch, with a front door leading into the main hall. Stairs rise to the first floor. Leading off the hall are two reception rooms, both featuring bay windows to the front elevation. The lounge benefits from an open fireplace, while the dining room is fitted with a coal-effect gas fire and has double doors opening into the adjoining conservatory. The kitchen overlooks the rear garden and is fitted with a range of base and wall mounted cupboards, worktops, a sink unit, and a built-in oven with hob above. There is provision for a slimline dishwasher. The kitchen also houses the gas central heating boiler. A pantry cupboard provides additional storage. A door leads through to the rear enclosed verandah which offers plumbing for a washing machine, a quarry-tiled floor, and a guest WC. A further door provides access to the rear gardens.

Stairs rise to the first floor landing, where there are two generous double bedrooms, both overlooking the front aspect, and a third bedroom enjoying views across the paddock. The bathroom is fitted with a bath with shower over and a wash hand basin, together with a cupboard housing the hot water tank. There is also a separate WC.

OUTSIDE GROUNDS
To the front, the house is set back behind a pretty lawned garden, with a driveway extending down the side of the property to provide rear parking. The lawned gardens continue to the rear with flower borders. To the rear is a large brick built workshop. (the roof has been replaced in recent years).

From the driveway, there is vehicular access into the adjoining fenced paddock that comes with the property (not a shared access).

SERVICES
We are advised all main services are connected. Verification should be obtained from your surveyor.

COUNCIL TAX
South Staffordshire.
Tax Band: F.
https://www.gov.uk/council-tax-bands

TENURE
We are advised by our client the property is FREEHOLD. Verification should be obtained by your Solicitor.
Tenure and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.
PLEASE NOTE: THE PADDOCK WILL CARRY AN OVERAGE CONSIDERATION SHOULD THE NEW OWNER OBTAIN PLANNING FOR SEPARATE RESIDENTIAL DEVELOPMENT. THIS WILL BE A 50% OF THE INCREASED LAND VALUE FOR 21 YEARS - IF PERMISSION WERE GRANTED

FIXTURES AND FITTINGS
By separate negotiation.

VIEWING ARRANGEMENTS
Strictly by appointment through the BRIDGNORTH OFFICE.

POSSESSION
Vacant possession will be given on completion.

DIRECTIONS
From the (A454) Wolverhampton Road at Shipley turn into Fox Road and continue towards the village. Pass through the traffic calming system where the driveway to Fairview can be found second on the left hand side.

Offers Around £595,000

EPC: E

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.

Fairview

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