



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

BERRIMAN
EATON



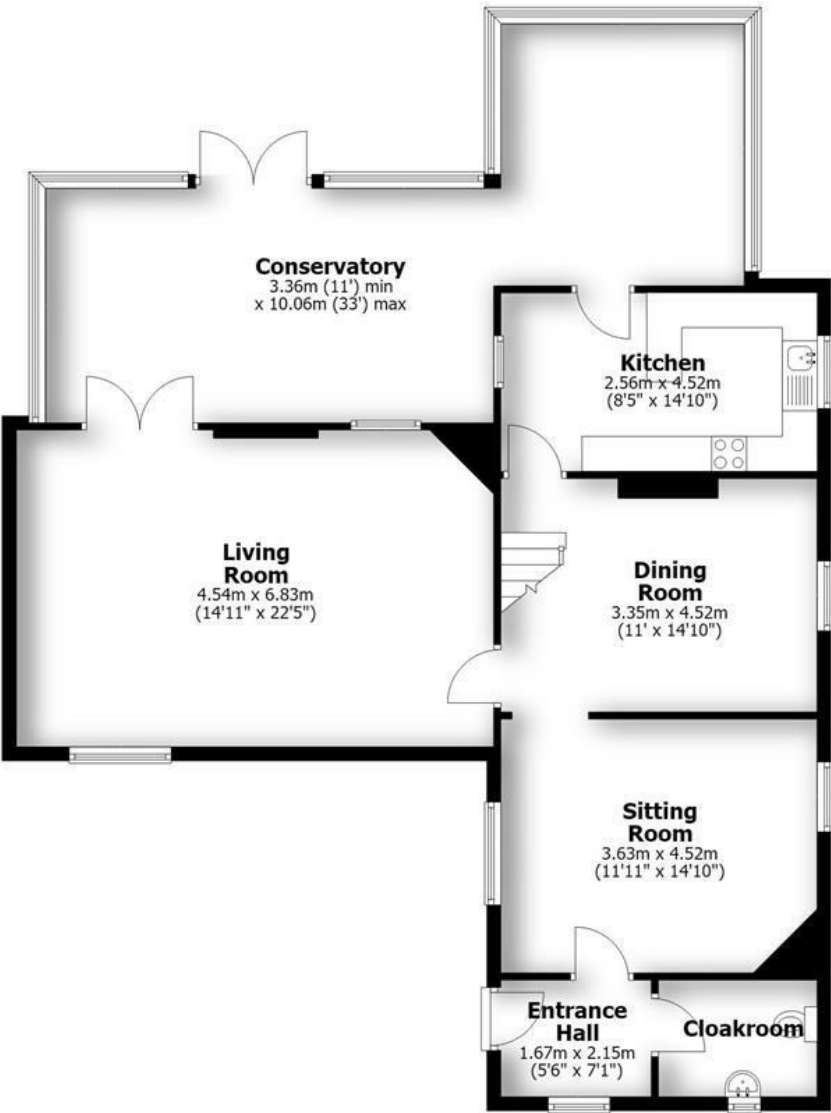


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Offering generous accommodation, outstanding outdoor space and a range of versatile outbuildings, this delightful cottage is perfectly suited to buyers seeking a peaceful countryside lifestyle with excellent potential for home working, hobbies or future enhancement.

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).

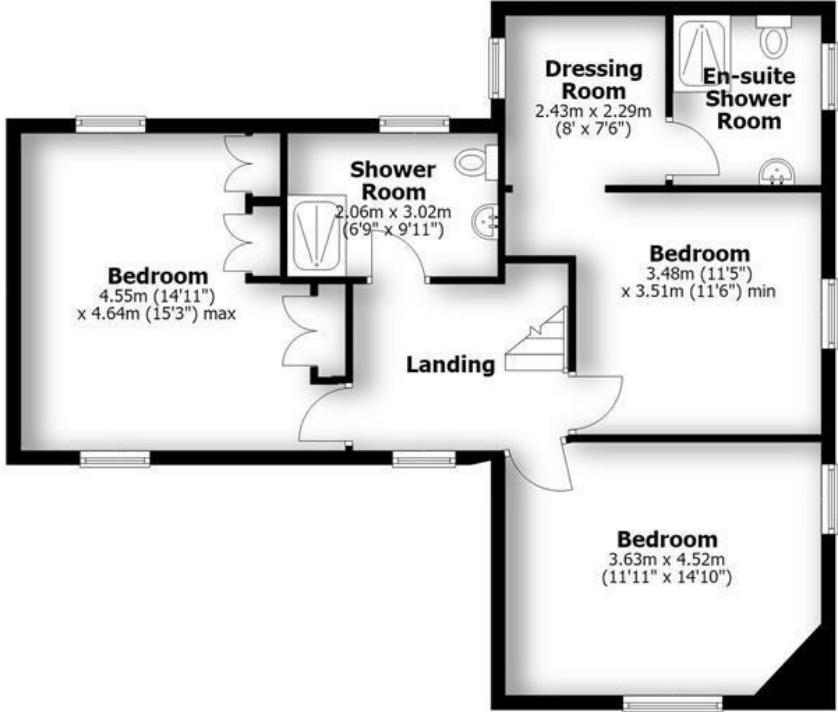
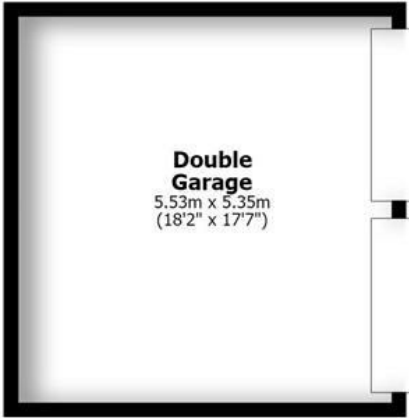
135 POST OFFICE ROAD
SEISDON



Ground Floor



Garden Room/Studio



First Floor

HOUSE: 199.5sq.m. 2,147.4sq.ft.
GARAGE: 29.6sq.m. 318.6sq.ft.
GARDEN ROOM/STUDIO: 16.0sq.m. 172.3sq.ft.
TOTAL: 245.1sq.m. 2,638.3sq.ft.

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

LOCATION

Seisdon is a highly regarded village set amidst the beautiful South Staffordshire countryside, enjoying a convenient location between Wolverhampton City Centre and the historic market town of Bridgnorth. The village offers a small convenience store for everyday essentials, while the neighbouring villages of Wombourne and Pattingham provide a wider range of amenities and services. The area is particularly well served for schooling, with popular primary schools in nearby Trysull and Pattingham, secondary schooling in Wombourne, and a selection of highly regarded independent schools in Wolverhampton, including Wolverhampton Grammar School and Wolverhampton Girls' High School.

ACCOMMODATION

This is a pretty cottage with lots of retained character and includes a large conservatory with views over the large garden. The front door opens into an entrance hall with a guest cloakroom WC. A door opens through into a versatile study/sitting room, featuring a corner fireplace and windows overlooking both the front and rear elevations. The dining room has an attractive open fireplace, with stairs rising to the first floor, while the generously proportioned living room enjoys a front aspect and features an exposed fireplace housing a Clearview wood-burning stove. Double doors lead through to a large adjoining conservatory, creating an excellent additional reception space with an outlook over the gardens. The kitchen is fitted with a range of matching wall and base cabinets, work surfaces, sink unit and space for appliances, together with a wall-mounted central heating boiler and further access to the conservatory.

To the first floor, the landing provides access to the loft space and three good sized double bedrooms. The principal double bedroom enjoys attractive views over adjoining farmland and features an exposed brick fireplace, adjoining dressing room and en-suite shower room. The second guest bedroom enjoys a dual aspect with windows overlooking the front and rear, together with bespoke fitted wardrobes. The family bathroom is fitted with a white suite comprising WC, wash hand basin and walk-in shower. The accommodation is completed by a third double bedroom, which also enjoys a dual aspect with countryside views and benefits from a charming corner feature fireplace.

OUTSIDE

The property occupies an impressive large plot, approached via a gravel driveway leading to the detached double garage having water and power connected with potential loft space. Enjoying excellent privacy, the extensive gardens wrap around the side and rear of the property and are beautifully established, featuring generous lawned areas, an ornamental pond, well-stocked and shaped borders, a range of greenhouses, sheds, an orchard and a productive vegetable garden. The orchard is home to a variety of established fruit trees. Within the grounds is a detached workshop/hobby room with an adjoining gardeners' WC, providing a useful and versatile space. The detached double garage benefits from two electric roller shutter doors to the front, complete with lights and power points connected.

SERVICES

We are advised by our client that all mains services are connected. Verification should be obtained from your surveyor.

TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

COUNCIL TAX

South Staffordshire Council.
Tax Band: G.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS

Proceed from Bridgnorth on the A454 Bridgnorth Road towards Wolverhampton. Proceed through Hilton and Rudge Heath. At the roundabout take the second exit keeping on the A454. Take a right turn opposite 'The Fox' public house into Fox Road. Just after passing through the traffic calming system turn left into Post Office Road. 135 Post Office Road can be found along the on the right-side just before the bridge.

Offers Around £775,000

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.







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