



Westerham, Warstone Road, Essington,
Staffordshire, WV11 2AR

OFFERS REGION £795,000

WESTERHAM, WARSTONE ROAD, ESSINGTON

This superbly located detached dormer bungalow affords considerable potential, having the benefit of separate access to a block of eleven stables, together with approximately 1.35 acres. This could certainly be suitable for use by the equestrian fraternity, if required, subject to necessary planning.

The property is in a semi-rural position, although is within approximately 2km distance of Junction 11 of the M6 Motorway and equidistance between Wolverhampton City Centre, Walsall and Cannock town centres, affording commuting distances to those areas and beyond.

The accommodation briefly comprises the following:- (all measurements approximate)

PORCH ENTRANCE leading to:

L-SHAPED RECEPTION HALL

with two hot water radiators, coved ceiling and stores/cloaks area off.

LOUNGE

18' 3" x 23' 3" (5.56m x 7.09m) with two hot water radiators, coved ceiling and a feature inglenook fireplace with tiled hearth and LPG cast iron stove with marble hearth.

REAR DINING ROOM

13' 8" x 10' 0" (4.17m x 3.05m) with hot water radiator, electric stove, UPVC double glazed French doors leading to rear garden and in turn providing access to the:

REAR SITTING ROOM

20' 6" x 10' 5" (6.25m x 3.17m) with two hot water radiator, UPVC double glazed windows and French doors opening to the rear garden. Access to garage.

PART TILED KITCHEN

17' 9" x 9' 0" (5.41m x 2.74m) with tiled flooring, a full range of fitted base and wall cupboards, inset one and a half bowl sink unit with mixer tap, inset electric hob and oven, integrated fridge/freezer and hot water radiator.





LAUNDRY ROOM

11' 0" x 6' 3" (3.35m x 1.91m) with tiled flooring, inset stainless steel sink unit, PANTRY/STORES off.

GUEST CLOAKROOM

having w.c. and wash hand basin.

BEDROOM NO 1 (Rear)

12' 0" x 10' 10" (3.66m x 3.30m) with coved ceiling, hot water radiator and two UPVC double glazed windows.

BEDROOM NO 2 (Side)

11' 0" x 6' 2" (3.35m x 1.88m) with hot water radiator and built-in mirrored wardrobes.

BEDROOM NO 3 (Front)

13' 4" x 11' 0" (4.06m x 3.35m) with hot water radiator and UPVC double glazed bow window.

FULLY TILED BATHROOM

having panelled bath, w.c., wash hand basin, towel radiator and separate shower cubicle.



FIRST FLOOR LANDING

with two separate accesses to the loft area.

BEDROOM NO 4

14' 2" x 13' 6" (4.32m x 4.11m) with hot water radiator, UPVC double glazed window overlooking the rear garden, built-in double wardrobe and with further access to the loft areas.

BATHROOM

having panelled bath with mixer shower attachment, w.c., wash hand basin, UPVC double glazed window and hot water radiator.

OUTSIDE

BLOCK PAVED DRIVEWAY

through wrought iron gates, providing NUMEROUS OFF-ROAD PARKING FACILITIES and with TWO SHAPED LAWNED AREAS with borders (one housing the septic tank beneath).



ENCLOSED CARPORT

35' 2" x 16' 0" (10.72m x 4.88m) which in turns leads to :

GARAGE

20' 8" x 15' 8" (6.30m x 4.78m) with electrically operated up-and-over entrance door and having **ADDITIONAL STORES AT REAR 15' 8" x 5' 0" (4.78m x 1.52m)**

REAR GARDEN AREA

comprising paved patio area, mature lawn and with a gated archway leading to the **ORCHARD/POTENTIAL PADDOCK AREA** including Summer House with electricity supplied to it.

There is a separate access from the roadway leading to :

A BLOCK OF ELEVEN STABLES

which are presently disused and there are also **ADDITIONAL OUTBUILDINGS** with roller shutter doors.

AGENTS' NOTE

We would advise all prospective applicants/viewers that the Grant of Probate is currently awaited.

SERVICES

Company water, LPG gas and electricity are available at the property and drainage is to a septic tank, which we understand is located beneath the front lawned area. We understand that several windows are triple glazed, including the front entrance door. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We are informed that the property is **FREEHOLD** although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein. It is expected that the CCTV, mowers and Summer House will be included in the sale.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band F with South Staffordshire Council.

VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/06/02/24

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

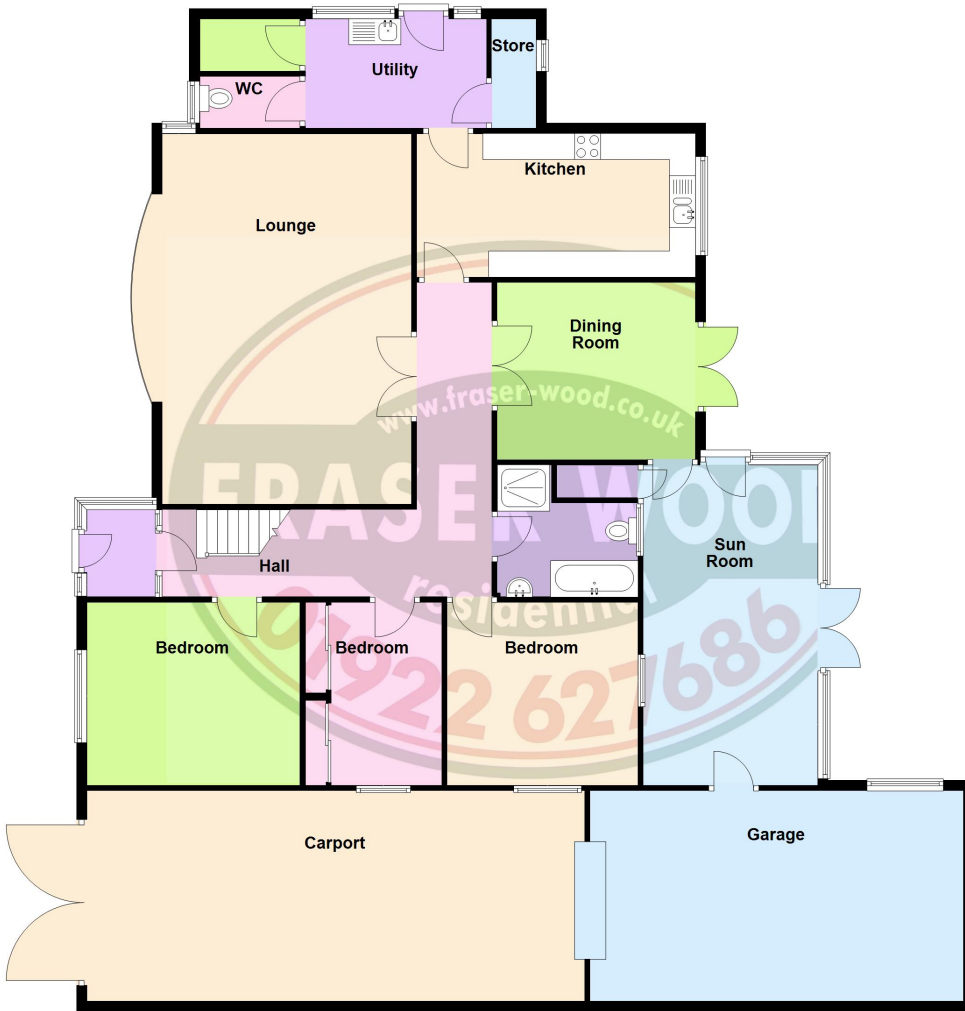
NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

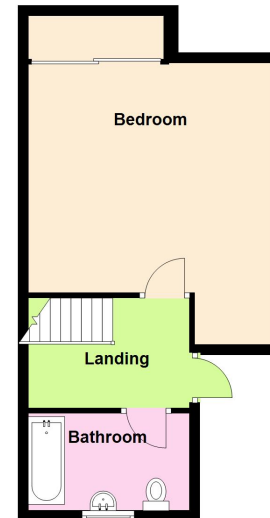
We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.



Ground Floor
Approx. 234.1 sq. metres



First Floor
Approx. 37.8 sq. metres



Westerham, Warstone Road, Essington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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www.fraser-wood.co.uk

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