

Rees Page



Bridge House, 1 The Mill Pool, Seisdon, Wolverhampton, WV5 7EG

Situated within the desirable village of Seisdon, within South Staffordshire. This spacious detached family home is situated within a private cul-de-sac and commands viewing for full appreciation, particularly of its delightful rear gardens with Smestow brook forming part of the natural boundary.

In brief, there are two generous reception rooms, a study, breakfast kitchen, utility, double garage, four bedrooms, master with ensuite, a modern bathroom, and more.

Viewing is strictly by prior appointment and highly recommended for full appreciation.

Offers Around

£750,000



Entrance

Is made via a spacious Reception Porch, with external wall light, ceiling light, coat cupboard with radiator, and further door into

Reception Hall

With coving, ceiling lights, radiator, telephone point, store cupboard, and doors into

Living Room

31' 3" x 14' 6" max into side bay (9.53m x 4.42m)/11' 10" minimum
Having windows to the front and side plus double doors to rear garden, coving, wall lights, two radiators, gas fire and surround, TV point and further double doors to dining room.

Dining Room

23' 10" x 10' 8" (7.26m x 3.25m)

Having side windows and double doors to rear garden, coving, wall lights, TV point, and a radiator.

Study

12' 0" x 9' 11" (3.66m x 3.02m)

With a front window, ceiling light, coving and radiator.

Guests WC

5' 7" x 5' 3" (1.70m x 1.60m)

With a front window, ceiling light, tiled splashbacks, pedestal wash basin, WC, coving and radiator.

Breakfast Kitchen

18' 9" max x 13' 10" min (5.71m x 4.22m) / 11' 1" max x 5' 9" min (3.38m x 1.75m)

Having a range of fitted wall and base units, roll edge work surfaces, inset sink and drainer, tiled splashbacks, halogen hob and concealed extractor, electric double oven, wood beam effect ceiling with inset lights, TV point, tiled floor, integrated Bosch dishwasher, radiator, windows to garden and door into

Utility

14' 11" max x 6' 1" min excluding pantry area (4.55m x 1.85m)

With a range of wall and base units, roll edge work surfaces, inset sink and drainer, tiled splashbacks, plumbing for a washing machine and tumble dryer, strip light, large walk-in pantry, window and door to rear garden, plus door to front lobby.

Lobby

With door to front driveway, ceiling light, tiled floor and door into garage.

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Stairs rise from the hallway to a galleried landing. With front window, ceiling light, coving, loft hatch and doors into

Bedroom One

14' 1" x 11' 8" (4.29m x 3.56m)

With a rear window, wall lights, coving, radiator and door into

En suite

10' 3" x 5' 11" (3.12m x 1.80m)

Having a panel bath, pedestal wash basin, WC, tiled splashbacks, wall cupboards and mirror, coving, spotlights, towel radiator, shower cubicle and rear window.



Bedroom Two

11' 10" x 10' 4" min (3.61m x 3.15m)

With a rear window, coving, wall lights, wash basin, radiator and built in wardrobe.

Bedroom Three

9' 2" x 8' 11" min (2.79m x 2.72m)

With a front window, ceiling light, coving, radiator and built in wardrobe.

Bedroom Four

9' 9" max x 6' 8" min (2.97m x 2.03m) / 9' 5" max x 7' 3" min (2.87m x 2.21m)

With a side window, ceiling light, radiator, and doors into a useful eves storeroom – boarded and with a light point.

Bathroom

A modern fitted bathroom with roll top slipper bath, glazed shower cubicle, WC, pedestal wash basin, tiled walls and floor, towel radiator, inset light, airing cupboard and side window.

OUTSIDE

The property is set within well kept landscaped grounds with a lawn and driveway to the fore and side access.

To the rear is a delightful rambling garden with expansive lawn, patio area, side access, ornamental pond, a vast variety of established shrubs and trees, sloping down to a side/rear boundary of the Smestow Brook plus gated rear access next to the grade II listed early 19th-century road bridge with its three segmental arches (an unusual and delightful feature to form a natural boundary to the rear of the garden).

Double Garage

20' 8" x 17' 7" (6.30m x 5.36m)

With an electric up and over front door, strip lights, loft hatch, cupboards and shelving, Worcester boiler, cold water tap plus rear door and window.

Location

The property is situated within the heart of the highly desirable south Staffordshire village of Seisdon.

From Ebstree Road, turn into Oak Drive and then right into The Mill Pool. The property can be found after a short distance on the right.

For Satnav/Google maps, please use the postcode WV5 7EG.

NB

The property forms part of an Estate and Grant of Probate is currently being applied for.

There is no upwards chain.

Fixtures and fittings and some of the contents, are potentially negotiable.

Offers are invited for consideration.

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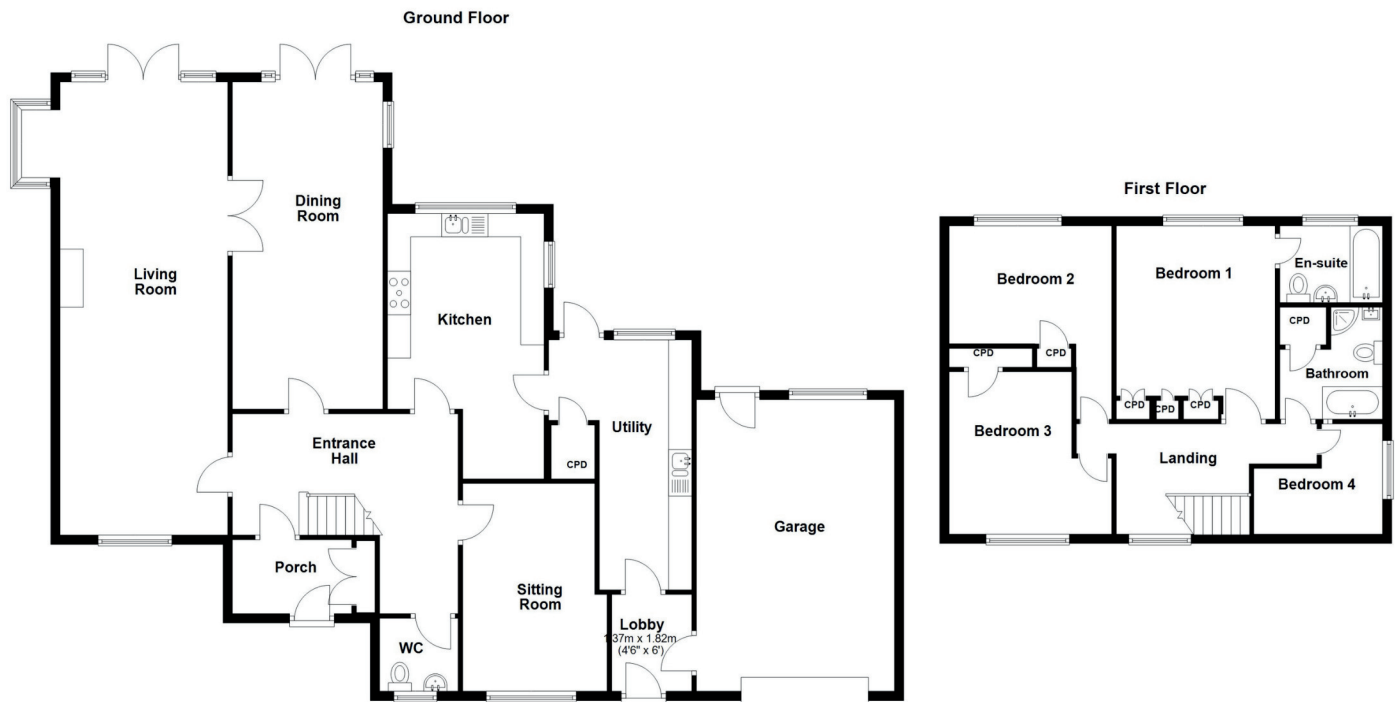
Council Tax: South Staffordshire Band G

Title: Freehold

Energy Performance Rating: C



Total Floor Area = 129 square metres



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