



The Stone House, 15 Post Office Road, Seisdon, South Staffordshire, WV5 7HA

BERRIMAN
EATON

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ALL SERIOUS OFFERS CONSIDERED.

A 17th century country Grade II Listed cottage, loving restored in this South Staffordshire village, within surrounding large established gardens extending to around a third of an acre. Radiating charm and character, the property was fully renovated around 40 years ago with modern appointments and a flow of spacious rooms with a southerly sun terrace to the rear. A double length garage stands to the side of the cottage.

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).

LOCATION

The village of Seisdon is ideally situated within unspoilt countryside and yet within convenient travelling distance of Wolverhampton, Telford, Stourbridge, Dudley, Bridgnorth and surrounding areas. The village has a local store within walking distance with further shopping and amenities in Wombourne. There are excellent schools in nearby villages and towns within easy travelling distance.

ACCOMMODATION

Approaching from the front entrance, a pathway leads to a tiled canopy porch with an oak front door opening into the reception hall. Stairs rise to the first floor, and a guest cloakroom includes a WC, wash hand basin, and a shower.

A glazed door leads into a beautiful living room, enjoying a triple aspect through leaded light stone mullion windows, beamed ceiling, and a large Inglenook fireplace. The dining kitchen overlooks the rear gardens and is fitted with a range of base and wall cabinets, worktops, a sink unit, and built-in appliances including an oven, microwave, and electric hob with extractor hood above. There is provision for a washing machine, and a built-in dishwasher is also included. A door opens into the boiler room, providing additional storage space and provision for a tumble dryer, along with a wall-mounted gas central heating boiler and window to the side. From the kitchen, the oak rear door opens into a side porch, with further doors giving access to the driveway and rear gardens.

Stairs rise to the first-floor landing, which includes built-in storage space and a window overlooking the garden. Doors lead to three double bedrooms, all enjoying a pleasant outlook. The house bathroom is fitted with a suite comprising a bath with shower attachment, a WC, and a wash hand basin built into a vanity unit, along with a separate shower.

From the landing, a further staircase rises to the loft rooms, (Currently used as a further bedroom) featuring vaulted ceilings, exposed beams, eaves storage, and leaded light stone mullioned windows to both the front and rear aspects.

OUTSIDE

To the front of the property, a gravel driveway provides ample off-road parking and leads to a detached tandem length garage with power and light.

The beautifully landscaped and well-established gardens extend to approximately one-third of an acre, offering a peaceful and highly private setting. Designed to make the most of the natural surroundings, the gardens feature a variety of seating areas, a patio terrace, and an abundance of mature planting, including a range of fruit trees. With a southerly aspect, the gardens lead down to a charming brook that forms the rear boundary, creating a tranquil, picturesque outlook. Additional features include a small brick out building, a greenhouse and a useful store area to the rear of the garage.

The grounds gently slope down to a charming brook at the bottom of the garden, creating a tranquil, picturesque outlook. Additional features include a small brick outbuilding, formerly an outside WC, as well as a greenhouse and a useful store area to the rear of the garage.

SERVICES

We are advised by our client that all main services are connected. Verification should be obtained by your Surveyor.

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.

COUNCIL TAX

South Staffordshire.

Tax Band: G..

<https://www.gov.uk/council-tax-bands>

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Strictly by appointment through the BRIDGNORTH OFFICE.

POSSESSION

Vacant possession will be given on completion.

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. Continue to the junction and take a left onto Ebstree Road, continue along over the hump back bridge taking a left turn into Post Office Road, where the property can be found along on the left hand side.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Realistic Offers Considered
£675,000

EPC: D

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.

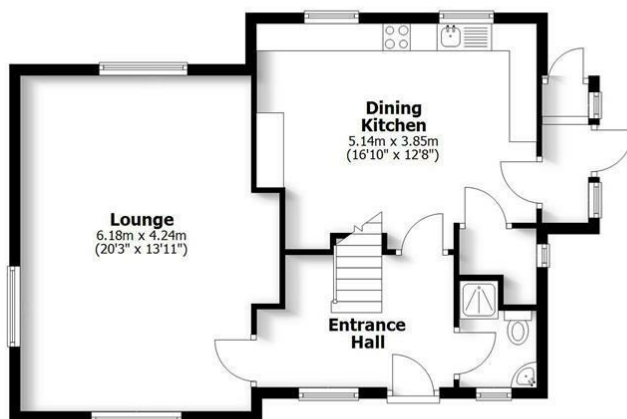
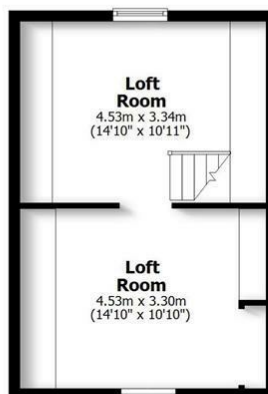


STONE HOUSE

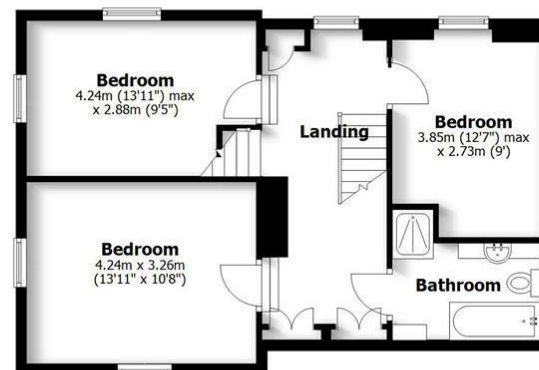
15 POST OFFICE ROAD, SEISDON

HOUSE: 120.0sq.m. 1,291.2sq.ft.
LOFT ROOM: 30.5sq.m. 328.6sq.ft.
GARAGE: 33.4sq.m. 360.0sq.ft.
TOTAL: 183.9sq.m. 1,979.8sq.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

