

2 bedroom flat for sale, Old School Court School Road, Wheaton Aston, Stafford ST19



Location **West Midlands, Shropshire**
<https://www.freeadsz.co.uk/x-162022-z>

** NO CHAIN **This ground floor two bedroom retirement apartment for the over 55's in the popular village of Wheaton Aston, Stafford must be viewed. The complex offers communal areas along with independent living. The accommodation offers entrance hall, living room with views over open fields, re-fitted kitchen, two bedrooms, wet room, and small garden area. EPC Grade= B Approach The property is approached via communal entrance, with communal hall, leading to wooden panelled front door, leading to; Entrance Hall Has a large storage cupboard. A cupboard housing the combination boiler and electrical board. Doors to bedroom one, two, living room and family bathroom. Living Room 10' 5" x 17' 5" (into bay) (3.18m x 5.31m (into bay)) Two double glazed windows to rear elevation, double glazed door to garden area over looking open fields, arch into: Kitchen 7' 1" x 10' 4" (2.16m x 3.15m) Has a range of wall, drawer and base units, which are beech units, with marble effect work surfaces over, incorporating a stainless steel sink and drainer unit with mixer taps over. Complimentary tiling to splash-back areas, stainless steel oven, ceramic hob and extractor fan. Space and plumbing for the washing machine, upright fridge/freezer and water softer. Storage heater. Vinyl effect flooring. Bedroom 9' 8" x 14' 10" (2.95m x 4.52m) Has a double glazed window to rear elevation, and storage heater. Bedroom 8' 1" x 10' 5" (2.46m x 3.18m) Has a double glazed window to rear elevation, and night storage heater. Wet Room Has a vanity sink unit, a toilet and wet room shower appliance, that runs from the mains combo boiler over. Storage heater, chrome effect towel rail and vinyl flooring. Garden

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller!

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