



4 Pinfold Close, Wheaton Aston, ST19 9PF

Dixon & Co

Sales Lettings Commercial

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Set in a cul-de-sac position, 4 Pinfold Close is a 2 bedroom semi- detached bungalow offered with no upward chain, with the accessibility that a single storey property offers. It is located in the desirable area of Wheaton Aston, a small picturesque and traditional canalside village in South Staffordshire, which prides itself on its sense of community.

The property offers spacious accommodation and has the benefit of full gas central heating with radiators in all rooms and double glazing throughout. Comprising; a lounge, kitchen, two double bedrooms, bathroom and integral garage. The property has a spacious loft area that has potential for conversion subject to the usual planning consent.

There are good transport links with the M6 & M54 motorways nearby and bus services linking the village of Penkridge, the county town of Stafford & the city of Wolverhampton.



Lounge: Set to the rear of the property with views over the garden and patio doors leading to the outside, this is a spacious lounge and can be perfectly zoned for living and dining areas.

Kitchen: Set to the rear aspect with views over the garden, this is a practical space and is well equipped with a full range of oak effect units providing plenty of storage. With space for a cooker, fridge and freezer and access to the integral garage.



Bedroom 1: The master bedroom is a good size double bedroom facing the front aspect of the property with carpeted floor and neutral décor.

Bedroom 2: Located at the front aspect, this is another double room.

Bathroom: A white suite comprising bath, with overhead electric shower, w/c and wash hand basin. Fitted cupboards are a useful provision providing ample storage.

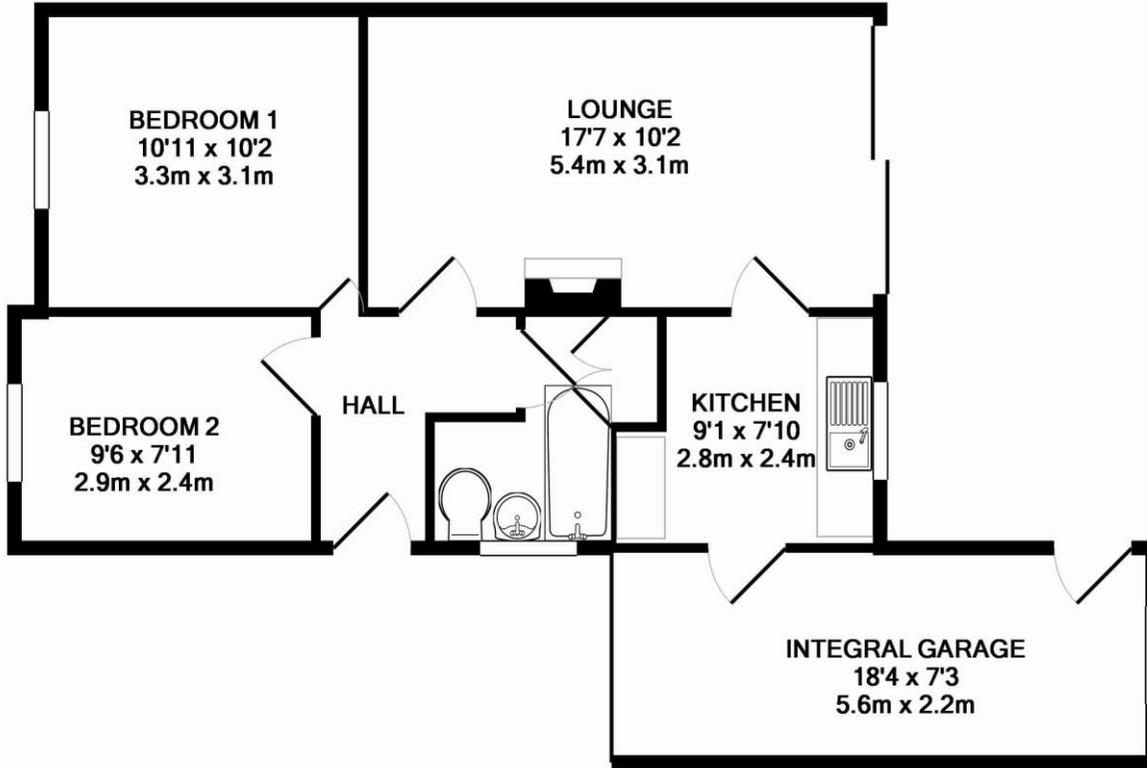


Garden: A low maintenance enclosed and private garden to enjoy the outdoors, surrounded by panel fencing and established hedges and shrubs. A patio area offers the opportunity of Al Fresco dining and a private space which is not overlooked by neighbours.

Garage: With power and lighting, plumbing for a washing machine and a rear access door.

Parking: There is off road parking available on a tarmac drive. An adjacent low maintenance garden has a display of established plants and shrubs softening the approach and makes a welcoming first impression.





TOTAL APPROX. FLOOR AREA 656 SQ.FT. (60.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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AGENTS NOTES

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Dixon Estates (Stafford) Ltd nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase. MEASUREMENTS Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Energy Performance Certificate



4, Pinfold Close, Wheaton Aston, STAFFORD, ST19 9PF

Dwelling type: Semi-detached bungalow Reference number: 0959-2819-6033-9125-9651
 Date of assessment: 21 July 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 30 July 2015 Total floor area: 53 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

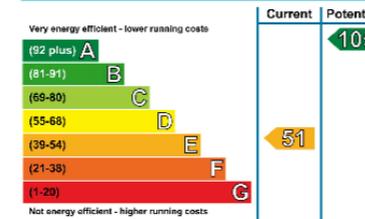
Estimated energy costs of dwelling for 3 years:	£ 2,841
Over 3 years you could save	£ 762

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 108 over 3 years	
Heating	£ 2,382 over 3 years	£ 1,797 over 3 years	
Hot Water	£ 273 over 3 years	£ 174 over 3 years	
Totals	£ 2,841	£ 2,079	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 297	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 126	
3 Low energy lighting for all fixed outlets	£25	£ 66	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.