



**Connells**

The Greenway  
Pattingham Wolverhampton



# The Greenway Pattingham Wolverhampton WV6 7DA

for sale offers in the region of  
**£350,000**



## Property Description

Connells Wolverhampton have the delight to bring to the market this attractive, well presented three/ four bedroom semi-detached family property in a popular village location. Benefiting from an abundance of internal and external space this property must be viewed in order to appreciate.

The property comprises of an entrance hall, large family lounge, separate dining room with sliding doors to rear garden, downstairs wc, large entertainment style kitchen with adjoining utility room, ground floor multiuse room/ potential bedroom four. On the first floor there is a selection of three spacious bedrooms and a stylish family bathroom. Externally there is a large driveway to front with lawned garden area to front and side, large side garden and enclosed rear garden. Please note this property maybe suitable for an additional building plot subject to planning permissions and consents.

## Location And Area

Set in the wonderful South Staffordshire village location of Pattingham. Equidistant to Wolverhampton and Bridgnorth with a quint essential taste of village lifestyle. The property is within walking distance of playing fields, allotments and other local amenities.

## Entrance Hall

Doors to various rooms, double glazed door to front, under stairs storage cupboard.

## Lounge

13' 5" x 15' 10" ( 4.09m x 4.83m )

Double glazed bow window to front, radiator, door to entrance hall, door to the dining room, stairs access.

## Dining Room

10' x 15' 10" ( 3.05m x 4.83m )

Double glazed window to rear, sliding door to rear, radiator, door to lounge, door to entrance hall.

## Kitchen

14' 5" x 9' 1" ( 4.39m x 2.77m )

Double glazed bay window to front, double glazed window to rear, range of wall and base units with an inset oven, hob and extractor, integrated dishwasher, integrated wine/ drink cooler, breakfast bar area and door to entrance hall.

## Downstairs Wc

Double glazed window to rear, wash hand basin, low flush toilet, radiator, door to entrance hall.

## Multiuse Room/ Bedroom Four

15' 6" x 7' 8" ( 4.72m x 2.34m )

Double glazed window to side, double glazed window to front, radiator, door to utility area.

## Utility

4' 11" x 7' 9" ( 1.50m x 2.36m )

Door to kitchen, door to garden, door to multiuse room/ potential bedroom four.

## First Floor Landing

Doors to various rooms.

## Bedroom One

10' x 8' 11" ( 3.05m x 2.72m )

Double glazed window to front, radiator, fitted storage wardrobe, door to landing.

## Bedroom Two

10' 4" x 9' 4" ( 3.15m x 2.84m )

Double glazed window to rear, radiator, fitted wardrobe, door to landing.

## Bedroom Three

8' 9" x 6' 8" ( 2.67m x 2.03m )

Double glazed window to front, radiator, door to landing.

## Bathroom

Double glazed window to rear, L-shaped panelled bath, pedestal sink, low flush toilet, door to landing.

## Outside Front

Large driveway area offering ample off road car parking as well as a lawned garden area.

## Outside Rear

Large lawned garden area with a range of mature plants, trees and shrubs and range of panelled fencing.

## Agents Note

Please note we are aware one of the neighbouring properties has used the large corner plot as a building plot for a separate property. This maybe an option for this house subject to planning permissions and consents.



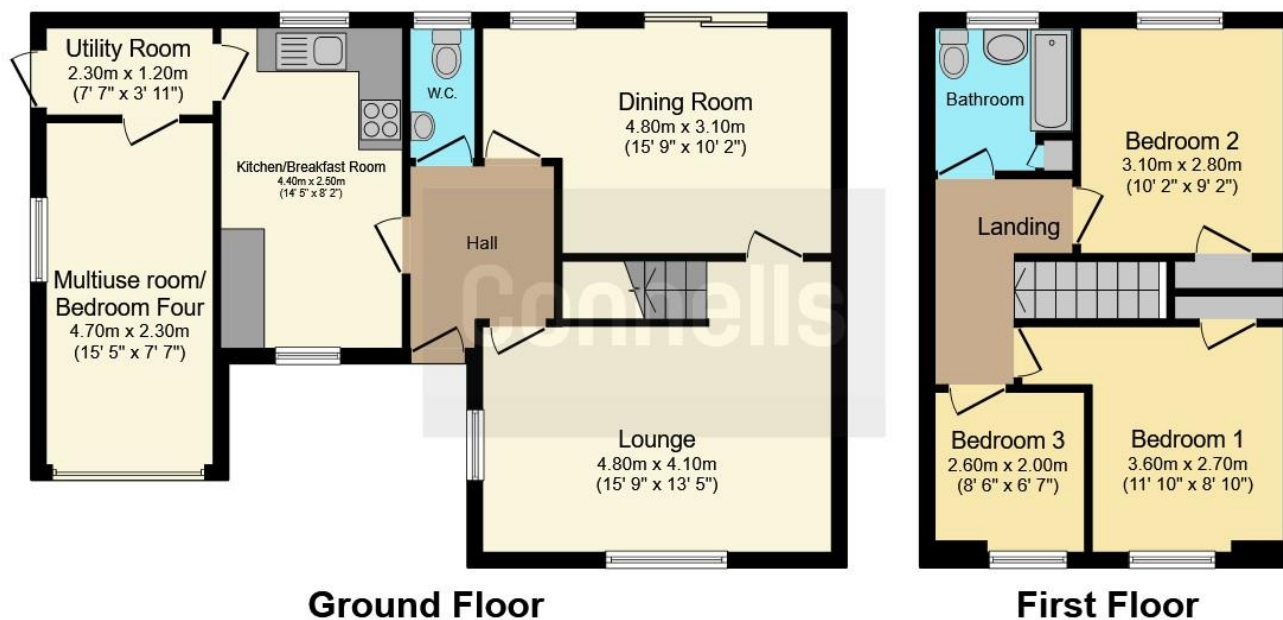












Total floor area 99.2 sq.m. (1,068 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

**view this property online** [connells.co.uk/Property/WVH331755](http://connells.co.uk/Property/WVH331755)

Tenure: Freehold



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