



27 Clive Road, Pattingham, Wolverhampton, WV6 7BU

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A delightful, three bedroom semi-detached property standing close to the centre of a much sought after South Staffordshire village

### LOCATION

The property stands on a highly regarded road in the middle of Pattingham village within easy walking distance of the village centre with its wide range of local facilities which are ideal for everyday needs.

Further amenities afforded by Codsall and Tettenhall village centres are within easy reach as is Wolverhampton City Centre and the historic market town of Bridgnorth.

The area is well served by schooling in both sectors with a highly regarded primary school being within the village itself.

### DESCRIPTION

27 Clive Road is a well-proportioned semi-detached house with rooms of good sizes to both ground and first floors.

The house is well presented throughout with kitchen and bathroom suites of quality, tasteful décor, double glazed windows and gas fired central heating.

The house stands in a superb plot with a drive and garage to one side together with a good-sized garden to the rear.

### ACCOMMODATION

A composite front door with inset window opens into the HALL with laminated flooring, coat hooks and a door to the LOUNGE which is a good-sized room with laminated flooring, a contemporary hole-in-the-wall electric fireplace with display shelving to either side, picture rail and a double glazed window to the front. The KITCHEN is a superb room in size with a comprehensive range of wall and base mounted cupboards, a four-ring electric hob with stainless steel splashback and stainless steel extraction chimney above, a built-in electric oven, integrated dishwasher, integrated washing machine, integrated fridge, tiled

floor, three double glazed windows overlooking the rear garden, a double glazed side door and a useful understairs storage cupboard with double glazed window and tiled floor. There is a GUEST CLOAKROOM with a contemporary white suite of wc and vanity unit with wash basin with cupboards beneath, tiled floor and a double glazed window.

Stairs from the hall rise to the first floor LANDING with a double glazed window and access to the roof space. BEDROOM 1 is a good double room in size with a double glazed window to the front and fitted shelf with dressing table. BEDROOM 2 is also a good double room in size with a double glazed window overlooking the rear garden and a built-in storage cupboard. BEDROOM 3 is also a good room in size with a double glazed window to the side and the BATHROOM has a well appointed white suite with a panelled bath with shower over, pedestal basin and wc, tiled floor, part-tiled walls and a chrome towel rail radiator.

### OUTSIDE

The property stands well back from Clive Road behind a shaped front lawn with old stone wall edging and a paved and gravelled driveway to one side providing ample off-street parking. There is a GARAGE and gated side access to the REAR GARDEN which has a large paved patio, a good-sized garden beyond with a paved central path and stocked beds and borders, timber garden shed and a brick-built garden store.

SERVICES We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND C - South Staffordshire DC.  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Wombourne office.

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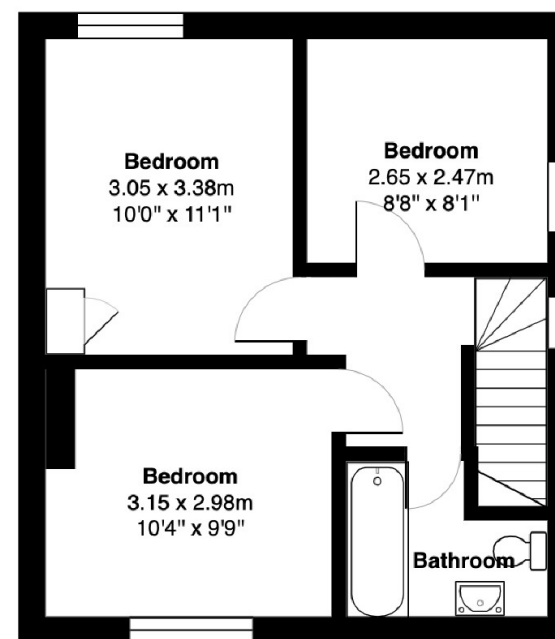
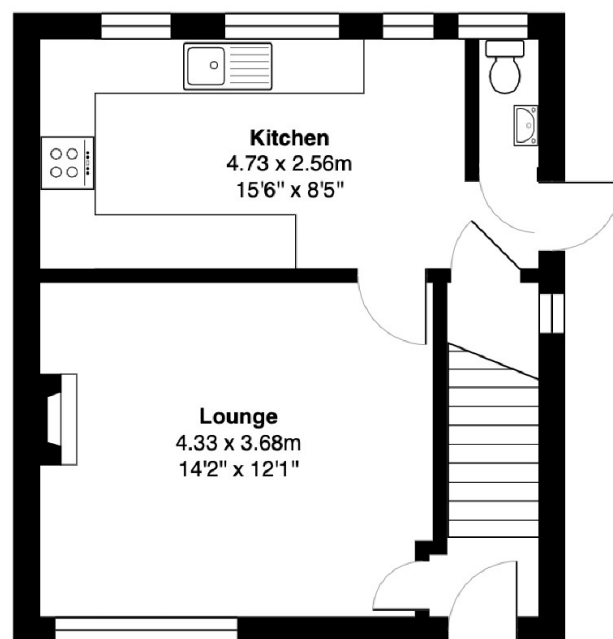
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EPC: D

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Total Area: 70.1 m<sup>2</sup> ... 755 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE

