



Little Orchard, 18 Rudge Road, Pattingham, Wolverhampton, WV6 7BT

BERRIMAN  
EATON

LITTLE ORCHARD



# Little Orchard, 18 Rudge Road, Pattingham, Wolverhampton, WV6 7BT

A beautifully appointed, contemporary four bedroom detached family home standing on the fringes of a sought after South Staffordshire village.

## LOCATION

Rudge Road lies in a picturesque South Staffordshire setting and yet is within easy reach of the centre of Pattingham with its full complement of local facilities and highly regarded primary school. There is convenient travelling to the further amenities afforded by Tettenhall Village and the Perton Shopping Centre together with Wolverhampton City Centre and the historic market town of Bridgnorth.

Communications are excellent with Codsall train station providing direct services to Shrewsbury, Birmingham and beyond and the M54 being within easy reach facilitating access to the entire motorway network. Furthermore, the area is particularly well served by schooling in both sectors.

## DESCRIPTION

18 Rudge Road is a contemporary detached property which is well appointed throughout with rooms of generous proportions over both floors. There is an easy flow to the ground floor with a large lounge, dining and sitting room leading to the kitchen and laundry as well as four double bedrooms and two bath / shower rooms to the first floor.

The property benefits from double glazing, gas fired central heating, a driveway, garage and a large rear garden.

## ACCOMMODATION

A small step rises to the tile hung PORCH with a double glazed composite front door opening into the HALL with a good quality vinyl flooring, wiring for wall lights, coved ceiling, an understairs store cupboard as well as a useful cloaks and storage cupboard. There is a superb through reception room with a LOUNGE area with double glazed bay window to the front, wiring for wall lights, a stone fireplace with log burning stove, DINING AREA with wiring for wall lights, ceiling coving and a SITTING AREA with double glazed French doors to the rear garden, double glazed window overlooking the patio, wiring for wall lights and ceiling coving. There is a superb KITCHEN with a range of wall and base units with stone working surfaces, under cupboard spot lights, a matching centre island and a lower breakfast bar, a range of Bosch appliances including a four ring induction hob with extractor fan over, dishwasher, fridge freezer and a double electric oven, an undermounted sink, tiled flooring, double glazed French doors to the rear garden, integrated ceiling lighting and a door to the LAUNDRY with coordinating base cupboards to those in the kitchen, ceramic sink and drainer, space and plumbing for a washing machine and tumble dryer, tiled flooring, two double glazed windows to the rear garden and integrated ceiling lighting.

From the kitchen a door opens into the REAR HALL with tiled flooring, a door to the garage, a double glazed door to the side passage and a GUEST CLOAKROOM with WC, wash basin with vanity cupboard beneath, heated ladder towel rail, integrated ceiling lighting, tiled floor and part tiled walls.

Stairs from the hall rise to the first floor landing with wiring for wall lights and access to the loft. The PRINCIPAL BEDROOM SUITE has a double bedroom with coved ceiling, double glazed window overlooking the rear garden and an EN-SUITE SHOWER ROOM with a fully tiled shower cubicle, WC, wash basin with vanity cupboard beneath, tiled floor, tiled walls, integrated ceiling lighting and a double glazed window. BEDROOM TWO is a large room with a range of fitted furniture including wardrobes, drawers, bedside tables and a knee hole dressing table, coved ceiling, wiring for a wall mounted TV and two double glazed windows with views over adjoining fields and farmland. BEDROOM THREE is a good size double room with a double glazed window overlooking fields and farmland to the front and BEDROOM FOUR is also a double room in size with two double glazed windows over the rear garden. The HOUSE BATHROOM has a white panelled bath with waterfall shower over, handheld shower attachment and tiled surround, WC, wash basin with vanity drawers beneath, part tiled walls, heated ladder towel rail, storage cupboards, integrated ceiling lighting and an obscured double glazed window.

## OUTSIDE

18 Rudge Road is well screened from the road by a holly hedge, a raised area of lawn and a DRIVEWAY laid in tarmac providing ample off street parking with a Pod Point charging point leading to the GARAGE with double doors, concrete floor, electric light and power, a wall mounted Baxi boiler and an internal door to the rear hall.

Gated side access leads to the REAR GARDEN with a large, full width patio with shaped lawn beyond, fencing and shrubs to the borders, shed, external water supply, external lighting and an area for bins at the side of the property.

We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND F – South Staffordshire  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.  
The property is FREEHOLD.

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**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.



**LITTLE ORCHARD**  
18 RUDGE ROAD, PATTINGHAM

HOUSE: 143.2sq.m. 1542sq.ft.  
GARAGE: 11.2sq.m. 120sq.ft.  
**TOTAL: 154.4sq.m. 1662sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE





