



4 Newgate, Pattingham, Wolverhampton, WV6 7AG

BERRIMAN
EATON

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A substantial, three bedroom link detached house conveniently located in a favoured South Staffordshire village

LOCATION

The property stands withing easy walking distance of the local facilities the village of Pattingham provides, including a post office, coffee shop, chemist, hair salon, church and a highly regarded primary school. Public transport allows access to further, more comprehensive amenities afforded by Wolverhampton City centre and the historic market town of Bridgnorth which are within convenient travelling distance.

DESCRIPTION

4 Newgate provides well proportioned accommodation over two storeys with a reception room, breakfast kitchen, dining room and a conservatory to the ground floor and three bedrooms and bathroom to the first. The property also has the benefit of a driveway, garage, an enclosed rear garden, double glazing and gas central heating.

ACCOMMODATION

Double glazed sliding doors open into the PORCH having wiring for a mounted wall light and tiled flooring. A further door opens into the RECEPTION HALL with an under stairs cupboard, a separate storage cupboard, and a CLOAKROOM with WC, hand basin and a double glazed window to the front. The LOUNGE has a double glazed bay window to the front and double glazed sliding doors to the rear, a coved ceiling, wiring for multiple mounted wall lights and a feature fireplace with marble hearth and slips. The KITCHEN has wall and base units, sink and drainer unit, integrated electric oven and four ring hob, space for a washer/dryer and fridge, a wall mounted GCH boiler, a double glazed window to the rear and a double glazed door to the conservatory. The DINING ROOM has a coved ceiling and a double glazed sliding door to the CONSERVATORY having tiled flooring and double glazed windows and a door to the rear.

Stairs rise to the first floor LANDING having double glazed windows to the front. The PRINCIPAL BEDROOM is a double room having a range of fitted furniture including wardrobes and a dressing table with drawers below and a double glazed window to the rear. BEDROOM TWO is a double room with double glazed windows to the rear. BEDROOM THREE has fitted furniture including wardrobes with over head storage, a dressing table with cupboards below and a double glazed window to the front. The BATHROOM has a panelled bath and separate tiled shower cubicle, WC, hand basin, integrated lighting, and a double glazed window to the side.

OUTSIDE

The property has a paved DRIVEWAY providing off street parking and a GARGEwith ample storage space. There is gated side access to the mature REAR GARDEN having a block paved patio, a shaped lawn and shed.

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

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Offers Around
£329,950

EPC: E

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.



**4 Newgate
Pattingham**

HOUSE: 118.1sq.m. 1272sq.ft.
 GARAGE: 11.7sq.m. 127sq.ft.
TOTAL: 129.8sq.m. 1399sq.ft.

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



