



39 High Street, Pattingham, Wolverhampton, WV6 7BH

BERRIMAN  
EATON



# 39 High Street, Pattingham, Wolverhampton, WV6 7BH

A well located property which has been extended over both ground and first floors and which is within easy walking distance of the centre of a much sought-after South Staffordshire village

## LOCATION

39 High Street stand within lovely gardens with a deep frontage and is within easy walking distance of the wide range of local facilities which are available within the village centre itself. Tettenhall, Codsall and Albrighton are all within easy reach and both Wolverhampton City Centre and Bridgnorth are within easy travelling distance.

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

## DESCRIPTION

39 High Street is a surprisingly spacious family home which has benefited in the past from extensions over both ground and first floors to enhance the scope of accommodation provided. There are rooms of generous proportions throughout with two large reception rooms, kitchen and conservatory to the ground floor coupled with three good size bedrooms and two bath / shower rooms to the upper floor.

The house has been well maintained over the years and is well presented throughout with double glazed windows and gas fired central heating.

The property stands within a superb plot with a deep frontage standing well back from the High Street and a charming and private garden to the rear.

## ACCOMMODATION

A panelled front door with inset light and windows to either side opens into the HALL with a built in cloaks and storage cupboard and a GUEST CLOAKROOM with WC and pedestal basin and part tiled and timber panelled walls. The LOUNGE is an excellent sized room with a double glazed window overlooking the rear garden, a brick fireplace with living flame coal effect gas fire and tiled hearth, coved ceiling and wiring for wall lights. The DINING ROOM is, again, a good sized room with a decorative, shelved display recess and patio doors opening into the CONSERVATORY which is fully double glazed with a door to the garden, tiled floor and a wall mounted electric heater helping to make the room usable all year round. There is a BREAKFAST KITCHEN with a range of modern wall and base mounted cabinetry, a stainless steel four ring Neff hob together with a built in Neff double electric oven and an integrated Panasonic microwave, plumbing for a dishwasher, space for an undermounted fridge, a stainless steel sink, a fitted breakfast table, part tiled floor and walls and an internal door to the garage.

A staircase from the hall rises to the first floor landing with access to the part boarded loft space and coved ceiling. The PRINCIPAL SUITE has a well proportioned double bedroom with a range of fitted furniture including wardrobes and a knee hole dressing table with chests of drawers to one side together with a cupboard and further chest of drawers, ceiling coving and a window overlooking the garden together with a door to the EN-SUITE SHOWER ROOM with a fully tiled corner shower, WC and vanity unit set within an arched recess with cupboards beneath, part tiled walls and a recessed, glass shelved display unit. BEDROOM TWO is a double room in size with fitted wardrobes, coordinating bedside tables and chest of drawers and a window overlooking the garden. BEDROOM THREE is also a generous room in size with fitted furniture including a double wardrobe, a knee hole dressing table / desk with chests of drawers to either side, cupboards, coved ceiling and a front window.

## OUTSIDE

39 High Street stands well back from the road behind a DRIVEWAY laid in brick pavements providing off street parking for multiple vehicles. There is a GARAGE which is tandem in length with an elevating door and fitted utility area to the rear with wall and base mounted cupboards with butchers block working surfaces, a stainless steel sink, plumbing for a washing machine, space for a tumble dryer, electric light and power and a courtesy door to the garden. There are shaped front lawns with particularly well stocked beds and borders including a monkey puzzle tree and the REAR GARDEN has been delightfully landscaped with a paved patio to the rear of the house leading to the shaped rear lawn with particularly well stocked beds and borders helping to maintain a comparatively high degree of privacy. There is a timber garden 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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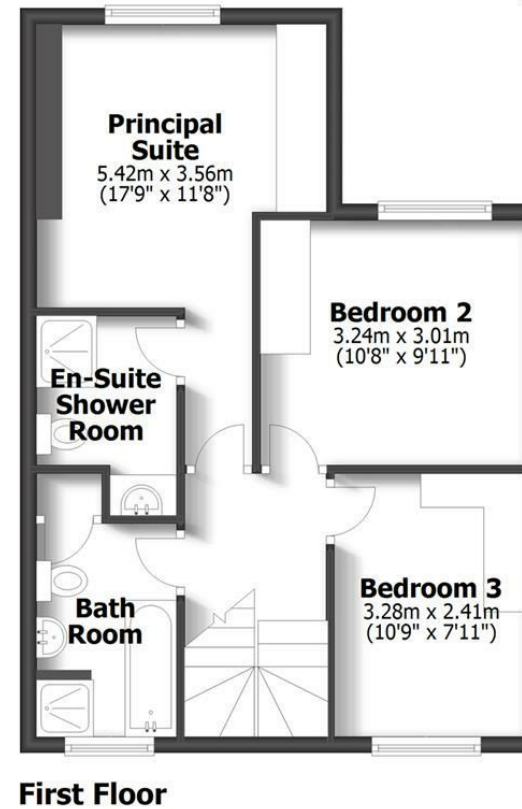
Offers Around  
£389,950

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.



**39 High Street**  
**Pattingham**



HOUSE: 108.1sq.m. 1164sq.ft.  
 GARAGE: 20.8sq.m. 224sq.ft.  
**TOTAL: 128.9sq.m. 1388sq.ft.**

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



