



3 Braemar Road, Pattingham, Wolverhampton, WV6 7DT

BERRIMAN
EATON

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A well located, four bedroom central village residence standing in a sought-after cul-de-sac setting in a highly regarded South Staffordshire village. NO UPWARD CHAIN.

LOCATION

Pattingham provides a wide array of local facilities, there are playing fields and a highly regarded primary school.

The further, extensive facilities afforded by Albrighton, Codsall and Tettenhall are all within easy reach and bus services run from the centre of the village.

DESCRIPTION

3 Braemar Road is a well proportioned family home which has been well maintained over the years with a modern, contemporary kitchen, gas fired central heating and double glazing.

The house stands in a lovely plot with a front lawn, herringbone brick paviour driveway and a delightful rear garden.

ACCOMMODATION

A double glazed front door opens into the HALL with a door to the CLOAKROOM with a white suite of WC and pedestal basin, tiled floor and a double glazed window. A glazed door from the hall leads to the SITTING ROOM which is a lovely reception room with a living flame coal effect gas fire standing in a contemporary surround, a double glazed bay window to the front, wiring for wall lights, coved ceiling and glazed double doors opening into the STAIRCASE HALL with a glazed door beyond opening into the DINING ROOM which is a well proportioned room with ceiling coving and double glazed sliding doors opening into the CONSERVATORY which is double glazed with a door to the garden and wiring for a wall light. The BREAKFAST KITCHEN has a full range of contemporary wall and base mounted cupboards, a fitted breakfast table with butchers block surface, a five ring stainless steel Bosch hob with built under Bosch double electric oven and stainless steel extraction chimney above, an integrated fridge and freezer, plumbing for a washing machine, double glazed windows to the side and rear and a double glazed external door and a shelved larder.

The first floor has a landing with access to the roof space. BEDROOM ONE is a large double room in size with a double glazed window to the front, wiring for wall lights and ceiling coving. BEDROOMS TWO AND THREE are both double rooms in size with double glazed windows and built in wardrobes and BEDROOM FOUR is also a good room in size with a double glazed window to the rear. The BATHROOM has a fitted suite with a panelled bath with shower over, pedestal basin and WC, tiled walls, a double glazed window, coved ceiling and a towel rail radiator.

OUTSIDE

3 Braemar Road stands behind a good frontage with a shaped lawn and a DRIVEWAY laid in herringbone pattern brick pavements providing ample off street parking. There is a GARAGE and a delightful GARDEN to the rear with a paved terrace, shaped lawn and well stocked and matured beds and borders.

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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£399,950

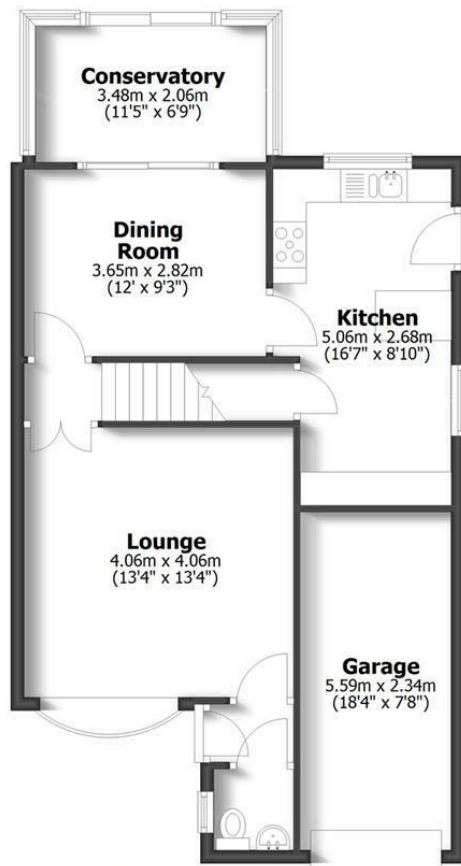
EPC: C

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.

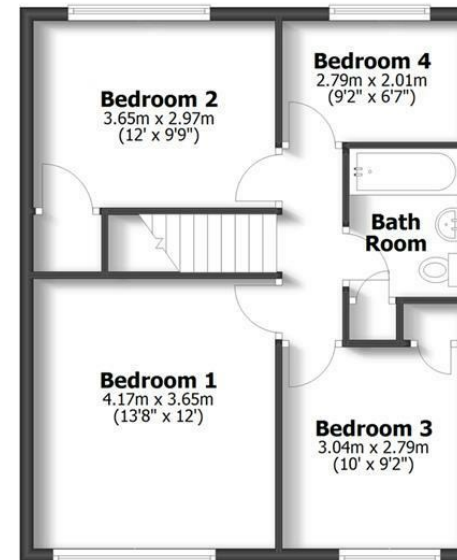


**3 BRAEMAR ROAD
PATTINGHAM**

HOUSE: 108.1sq.m. 1163sq.ft.
 GARAGE: 13.1sq.m. 141sq.ft.
TOTAL: 121.2sq.m. 1304sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

