



32 Wolverhampton Road, Pattingham, Wolverhampton, WV6 7AF

BERRIMAN
EATON

32 Wolverhampton Road, Pattingham, Wolverhampton, WV6 7AF

A well presented four double bedroom family home with rooms of generous proportions in the heart of a sought-after South Staffordshire village.

LOCATION

32 Wolverhampton Road lies close to the centre of Pattingham which is a highly regarded village with an active community and vibrant centre. There is a shopping parade catering for everyday needs and there is easy access to the more extensive amenities afforded by Tettenhall Village, the Perton shopping centre and Wolverhampton City Centre.

Communications are excellent with the local rail services running from Codsall station with mainline connections in Wolverhampton, the M54 facilitating fast access to Birmingham and beyond and local bus services running from the village itself. The area is well served by schooling in both sectors with a highly regarded primary school being located in the village centre.

DESCRIPTION

32 Wolverhampton Road offers surprisingly spacious accommodation with rooms of generous proportions over both ground and first floors. There are two large reception rooms to the ground floor with a breakfast kitchen, laundry and guest cloakroom. The first floor has four double bedrooms, one en-suite and a house shower room. The property benefits from a driveway offering ample off street parking as well as a garage. The rear garden has a preferred southerly aspect and there is gas central heating.

ACCOMMODATION

A door with leaded windows to either side opens into the HALL with coved ceiling, wiring for wall lights, plaque rail and a GUEST CLOAKROOM with a WC, wall mounted wash basin, tiled walls, leaded window and Karndean flooring. The THROUGH LOUNGE has a leaded walk in bay to the front and rear, two double glazed windows to the side, beamed ceiling, wiring for wall lights, a gas fire set in a marble hearth and surround with stone mantle and integrated ceiling lighting. The SITTING / DINING ROOM has a leaded walk in bay window to the front, a electric fire set in a marble hearth and surround and stone mantle, wiring for wall lights, integrated ceiling lighting, a beamed ceiling and a door to an INNER HALL with the BOILER ROOM housing the wall mounted Worcester Bosch boiler with a window to the side and ample space for a cloaks and boots area. The BREAKFAST KITCHEN has a contemporary range of wall and base units with Wharf working surfaces, tiled splash back with under counter lighting, integrated appliances including a double integrated Bosch oven, Hotpoint dishwasher, fridge and freezer, a four ring gas hob with Neff filtration unit above, wine rack, an undermounted sink and drainer with leaded window over and a door to the side, Karndean flooring, integrated ceiling lighting and a door to the LAUNDRY with coordinating units to those in the kitchen with space for a washing machine and tumble dryer, sink and drainer, a window and door into the garage.

A staircase with painted balustrading rises to the first floor landing with wiring for wall lights, coved ceiling, a linen cupboard housing the hot water cylinder with slated shelving and access to the part boarded loft via a loft ladder. The PRINCIPAL BEDROOM SUITE is a good size double with leaded windows to the front, a range of built in wardrobes and an EN-SUITE BATHROOM with a panelled bath with shower over, pedestal wash basin, WC, Karndean flooring, tiled walls and a leaded window to the front. BEDROOM TWO is an excellent size double room with a range of fitted wardrobes, wiring for wall lights, coved ceiling, ceiling cornice and two leaded windows to the side. BEDROOMS THREE AND FOUR are also double in size with coved ceiling and leaded windows. The HOUSE SHOWER ROOM has a tiled shower cubicle, a vanity unit with wash basin with cupboard above and beneath, WC, leaded window to the rear, integrated ceiling lighting, Karndean flooring and an internal window to the hall.

OUTSIDE

32 Wolverhampton Road sits behind a landscaped frontage with gravelled and planted beds and steps up to the front door with external lighting. There is a DRIVEWAY laid in tarmac to one side with wrought iron gates providing off road parking for several vehicles leading to a double fronted garage with an up and over door, electric light and power, cold water supply and an internal door to the laundry.

Steps rise to the REAR GARDEN with a preferred southerly aspect with a shaped lawn with planted and flowering beds and borders and further steps up to the shed.

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

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Superfast are available

Mobile – Ofcom checker shows the four main providers are likely to cover the area outside

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£595,000

EPC: D

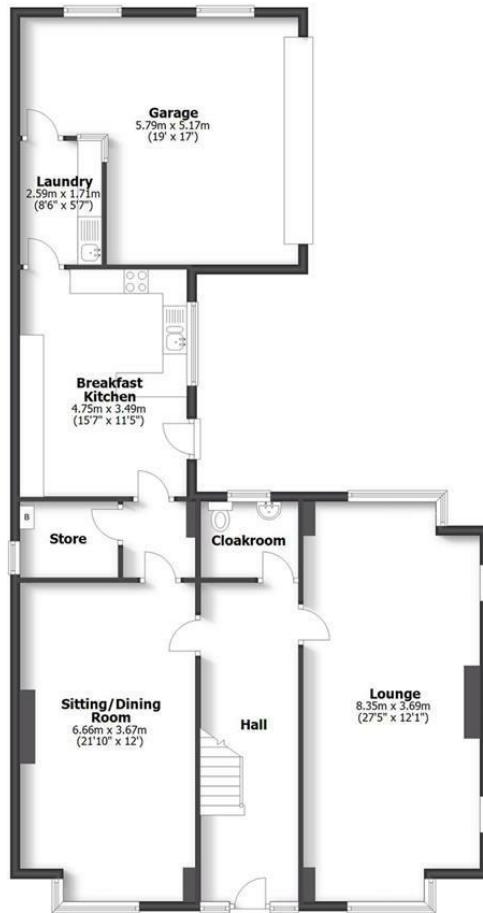
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



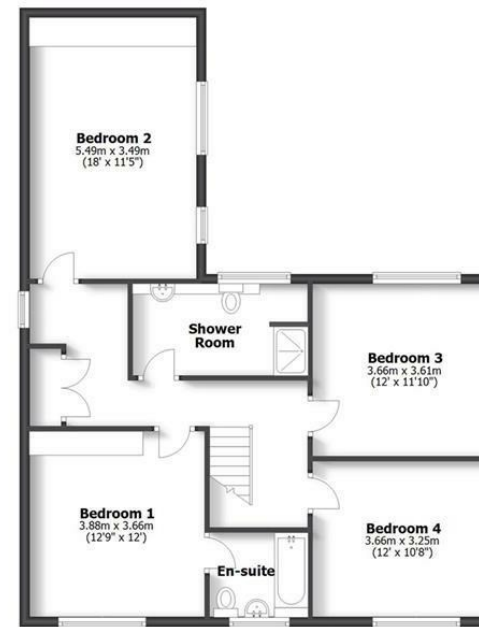
**32 WOLVERHAMPTON ROAD
PATTINGHAM**

HOUSE: 185.8sq.m. 2000sq.ft.
 GARAGE: 25.1sq.m. 270sq.ft.
TOTAL: 210.9sq.m. 2270sq.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

