



16 Clive Road, Pattingham, Wolverhampton, WV6 7BU

BERRIMAN  
EATON



# 16 Clive Road, Pattingham, Wolverhampton, WV6 7BU

A well-presented semi-detached property providing extended accommodation with particularly fine living areas to the ground floor in a sought after address within a highly regarded South Staffordshire village.

## LOCATION

Clive Road is one of the most highly regarded addresses within Pattingham and stands within easy walking distance of the village centre with its wide range of local facilities and the open spaces of the playing fields.

Bridgnorth and Wolverhampton are both within easy travelling distance and the area is well served by schooling with St Chad's Church of England First School being located within the village itself which has an excellent reputation.

## DESCRIPTION

The property is an attractive, semi-detached house which benefits from extended accommodation to the ground floor, with rooms of generous proportions throughout the house. The property is tastefully presented and has kitchen and bathroom suites of quality, double glazed windows and gas fired central heating.

The house stands in a fine plot with a landscaped frontage and delightful garden to the rear.

## ACCOMMODATION

An open fronted, arched PORCH has a double glazed front door with surrounding windows opening into the HALL with dado rail and coved ceiling. The LOUNGE has been extended to the rear to create a fine principal living room with double glazed French doors and windows to the rear garden, a decorative fireplace with marble hearth and slips with white painted surround, coved ceiling, dado rail and bi-fold doors opening into the SITTING ROOM with a walk in double glazed bay window to the front elevation, a cast iron log burning stove with a marble surround and granite hearth and coved ceiling. The KITCHEN has a full range of wall and base mounted cupboards with a range style cooker and extraction chimney above, an integrated dishwasher and fridge, downlit glazed display cabinets, a double glazed window, coved ceiling, a door to the garage and double glazed doors opening into the DINING CONSERVATORY which is fully double glazed with French doors to the rear garden and a central heating radiator helping to make the room useable all year round.

Stairs with turn balustrading rise from the hall to the galleried landing with access to the roof space. BEDROOM ONE is a good double room in size with a double glazed window overlooking the rear garden and coved ceiling. BEDROOM TWO is also a good double room in size with a walk in double glazed bay window with integrated ceiling lighting above to the front elevation and coved ceiling. BEDROOM THREE is a good room in size with a double glazed window to the front and fitted shelving and the BATHROOM has a well-appointed suite with a free standing bath, shower cubicle, WC and vanity unit with wash basin with backlit mirror above and integrated ceiling lighting over, two double glazed windows, a built in storage cupboard and a ladder towel rail radiator.

## OUTSIDE

The house stands behind a pleasant frontage with a DRIVEWAY laid in tarmac providing ample off street parking. There is a raised front garden with shaped lawn with gravelled surround and planted bed, wrought iron railings to the front and there is a GARAGE with a double glazed window to the side, wall mounted Worcester Bosch central heating boiler, storage cupboards and shelving and an internal door to the kitchen.

There is a superb GARDEN to the rear with a paved patio, shaped lawn, well maintained and matured beds and borders, a gravel terrace to the rear, a steppingstone path and a timber garden shed.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND D – 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 / Superfast are available  
Mobile – Ofcom checker shows there is limited coverage to no coverage indoors with all four main providers having likely coverage outdoors.  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

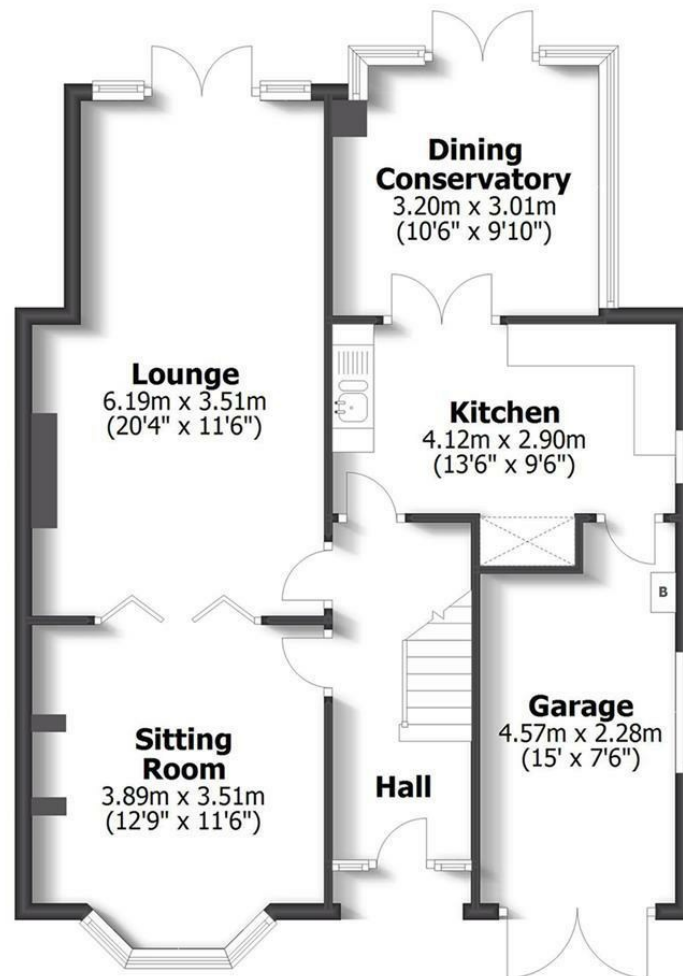
Offers Around  
£349,950

EPC: D

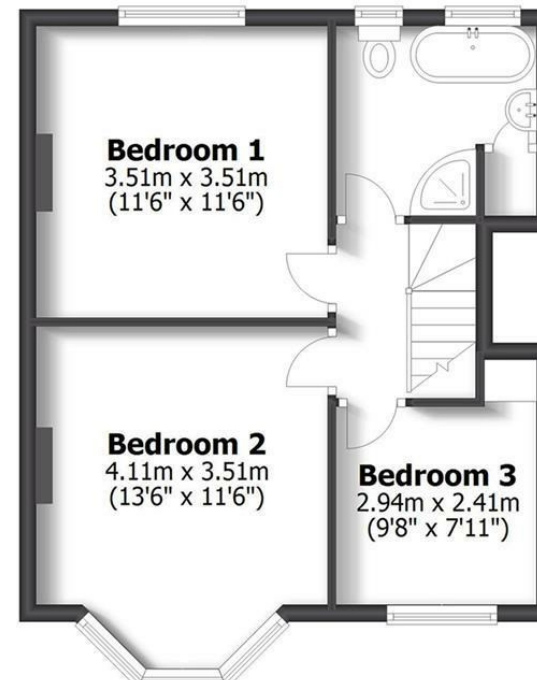
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



**16 Clive Road**  
**Pattingham**



**Ground Floor**



**First Floor**

HOUSE: 103.7sq.m. 1116sq.ft.  
GARAGE: 10sq.m. 108sq.ft.  
**TOTAL: 113.7sq.m. 1224sq.ft.**

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



