



13 The Square, Pattingham, Wolverhampton, WV6 7BZ

BERRIMAN
EATON

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A well presented three bedroom semi detached property close to the centre of Pattingham

LOCATION

stands within walking distance of the centre of Pattingham Village with its full range of local facilities which are ideal for everyday requirements, and which include a convenience store with post office facilities, two pubs both of which have restaurant facilities, a chemist and hairdressers. The open space of the playing fields are nearby, there is a highly regarded primary school within the village itself and convenient travelling to Bridgnorth, Wolverhampton and beyond.

DESCRIPTION

The property is well presented with a driveway to the front with an EV charging point. There is a fine flow of rooms to the ground floor with a lounge, breakfast kitchen, laundry with guest cloakroom and a sitting room. There are three bedrooms and a bathroom to the first floor and a rear garden with pedestrian access to the rear.

ACCOMMODATION

A composite glazed door opens into the HALL with wood laminate flooring, downstairs cupboards and a door to the STUDY with wood laminate flooring, a double glazed window to the front and an open doorway to the LAUNDRY with gloss fronted wall and base units with work surface with tiled splash back, a sink, space for a washing machine and a GUEST CLOAKROOM with WC and wood laminate flooring there is an INNER HALL with a useful cloaks and storage cupboard and a door to the LOUNGE which is a good size with a double glazed window to the front, integrated ceiling lighting and coved ceiling. A door from the inner hallway opens into the BREAKFAST KITCHEN with tiled flooring throughout. There is a range of wall and base units with display cabinetry, roll top working surfaces with breakfast bar end, a stainless steel sink and drainer, space for a dishwasher and fridge freezer, there is a four ring gas hob with stainless steel splash back and electric oven and grill beneath, a wall mounted Worcester Bosch combi boiler, ample space for dining and double glazed French doors to the rear garden.

Stairs rise to the first floor landing with access to the loft. BEDROOM ONE is a good size double with a double glazed window to the rear. BEDROOM TWO is also double in size with a double glazed window to the front and a useful cloaks and storage cupboard and BEDROOM THREE is currently being used as a dressing room and has a double glazed window to the front and the BATHROOM has a panelled bath with waterfall head shower over, pedestal wash basin, WC, heated ladder towel rail and a double glazed window.

OUTSIDE

13 The Square sits behind a DRIVEWAY laid in brick herring bone with an EV charging point and external light.

The REAR GARDEN has a paved patio to the rear of the property providing ample space for dining with external lighting and electricity and a shaped lawn beyond. There is a shed with electric light and power and gated rear access to a bin area and pedestrian access.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND B – 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 there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.

The long term flood defences website shows very low risk.

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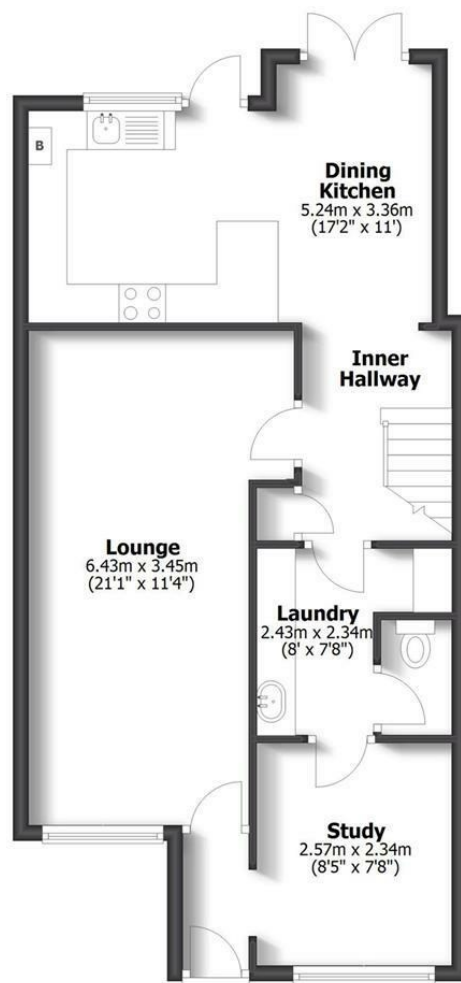
Offers Around
£279,950

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.



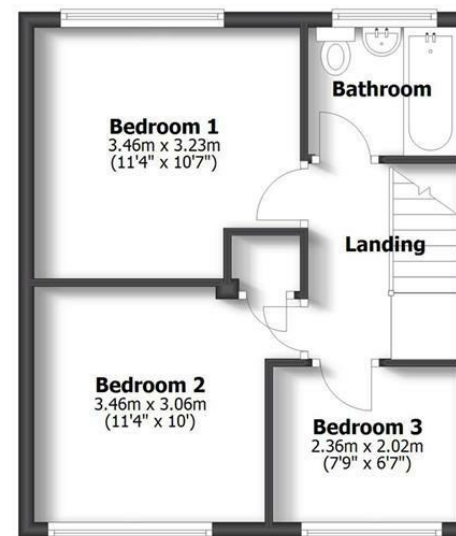
13 THE SQUARE PATTINGHAM



Ground Floor

TOTAL: 91.3sq.m. 983sq.ft.

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



First Floor

