



28 Hall End Lane, Pattingham, Wolverhampton, WV6 7BL

BERRIMAN
EATON

28 Hall End Lane, Pattingham, Wolverhampton, WV6 7BL

A well located three bedroom semi detached property close to the heart of a sought-after South Staffordshire village. The property would benefit from a gentle scheme of refurbishment and has the benefit of no upward chain.

LOCATION

Pattingham is a small yet thriving South Staffordshire village which has long been considered one of the finest addresses within the area. A wide range of local facilities are available within the village centre itself including a convenience store with a post office and hairdressers together with a public house with restaurant facilities, a church and a highly respected primary school.

DESCRIPTION

28 Hall End Lane has been in the same family ownership since 1970. The property has been well looked after but would now benefit from a scheme of refurbishment. The property is typical of a 1930's semi with two reception rooms and a kitchen to the ground floor and three bedrooms and a bathroom to the first floor. There is a shared drive to the side leading to the detached garage and there are front and rear gardens.

ACCOMMODATION

A double glazed door opens into the HALL with a double glazed door to the side of the property and an understairs store with shelving. The DINING ROOM has a double glazed window to the front, a coal effect gas fire set in a formal surround and the LOUNGE has a double glazed door and windows to the rear garden and the KITCHEN has wall and base units, a roll top working surface, stainless steel sink and drainer with a double glazed window over and there is space for under counter appliances.

Stairs from the hall rise to the first floor landing with a double glazed window to the side. BEDROOM ONE is a good size double with wooden flooring, a double glazed window to the front and a decorative open grate fire set in tiled surround. BEDROOM TWO is also double in size with wooden flooring and BEDROOM THREE is a good size with wooden flooring and the BATHROOM has a tiled shower cubicle, pedestal wash basin, WC and a double glazed window.

OUTSIDE

28 Hall End Lane sits behind a well planted and flowering garden with a path to the front door, a shared driveway to one side leading to the detached GARAGE with paved flooring. There is a pedestrian gate from the drive into the REAR GARDEN which has a paved patio to the rear of the property, there are beds for planting, a beautiful magnolia tree along with a greenhouse and a shed. There is a brick built store housing the wall mounted boiler.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – 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.

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

The long term flood defences website shows very low risk for rivers and sea high risk for surface water. <https://check-long-term-flood-risk.service.gov.uk/risk#>

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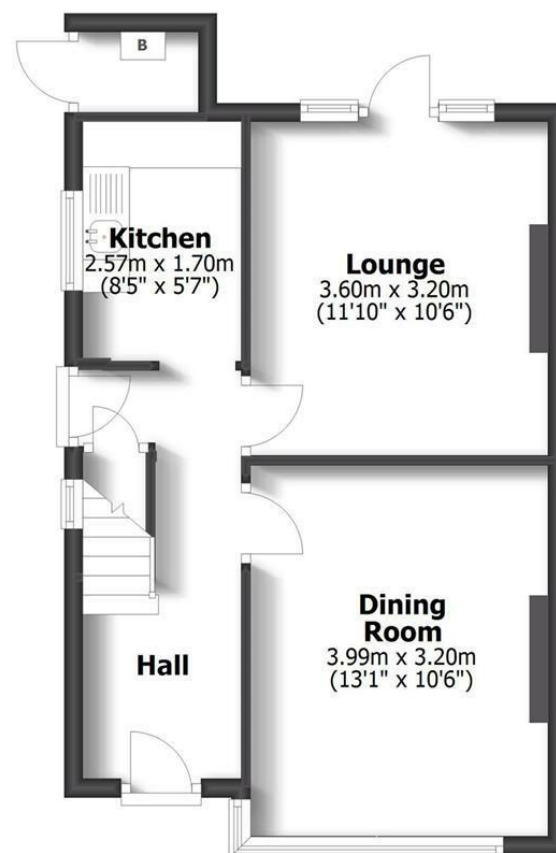
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



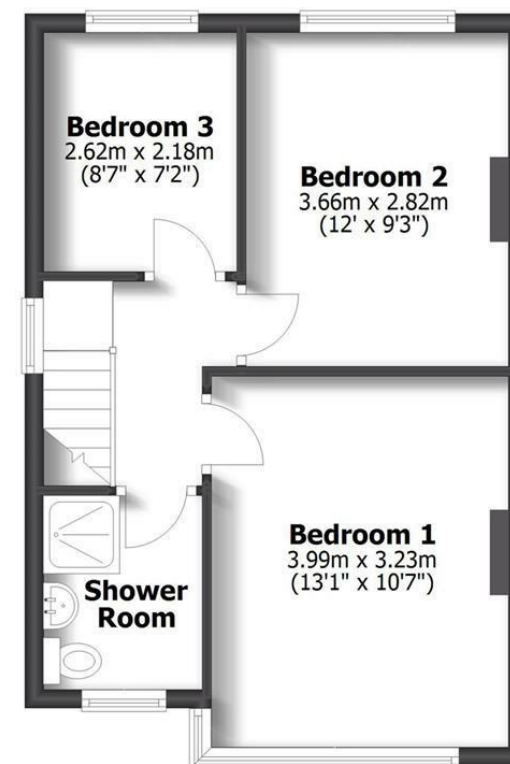
28 HALL END LANE PATTINGHAM

HOUSE: 76.5sq.m. 824sq.ft.
GARAGE: 20.4sq.m. 220sq.ft.
TOTAL: 96.9sq.m. 1044sq.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

