



3 Yew Tree Road, Pattingham, Wolverhampton, WV6 7AP

BERRIMAN
EATON

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A well proportioned three bedroom family home standing in a sought after cul-de-sac position close to the heart of a sought after South Staffordshire village with delightful open views to the rear.

LOCATION

Yew Tree Road is a quiet cul-de-sac situated just off Clive Road, which 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 a superb family home with rooms of generous proportions to both ground and first floors which stands in a quiet cul-de-sac which is ideal for family requirements.

The property would benefit from a scheme of refurbishment throughout affording buyers the opportunity to make the property "their own".

ACCOMMODATION

An enclosed double glazed PORCH has a glazed front door with matching side panels opening into the HALL. There is a large through LIVING ROOM with a double glazed window to the front together with a double glazed patio door to the rear garden, a decorative York Stone fireplace with slate hearth and coved ceiling. The KITCHEN has a basic range of wall and base mounted cabinetry with breakfast bar, inset sink, point for an electric cooker and a useful understairs pantry cupboard. There is a SIDE HALL with a door to the CLOAKROOM / LAUNDRY with a WC, plumbing for a washing machine, a wall mounted Worcester Bosch gas fired central heating boiler, wall mounted cupboards and tiled floor and walls.

A staircase from the hall rises to the first floor landing with a double glazed window to the side and a linen cupboard. BEDROOM ONE is a good double room in size with a double glazed window to the front, a wide bank of fitted wardrobes with cupboards above and BEDROOM TWO is also a good double room in size with fitted wardrobes with cupboards above and a double glazed window overlooking the rear garden. BEDROOM THREE has a double glazed window overlooking the front garden and cupboards over the stairhead recess and there is a HOUSE SHOWER ROOM which is fitted out in a wet room style with an electric shower, WC and vanity unit with inset wash basin with cupboards beneath, tiled walls and a double glazed rear window.

OUTSIDE

The house stands behind a deep frontage with a paved DRIVEWAY providing ample off street parking for several vehicles together with a shaped front lawn and matured beds and borders. There is a GARAGE and gated side access to the superb REAR GARDEN with a full width paved patio to the rear of the property with a large lawn beyond with matured beds and borders and a timber garden shed.

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 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.

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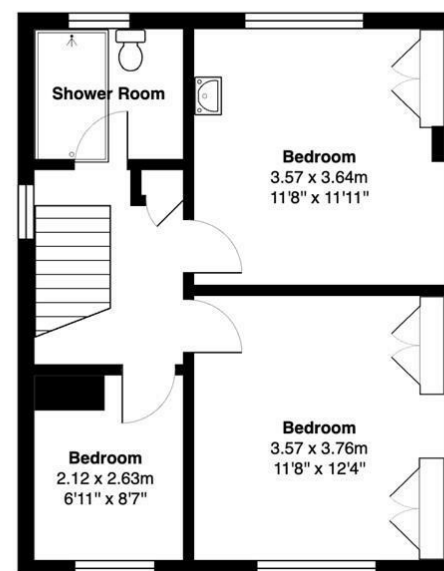
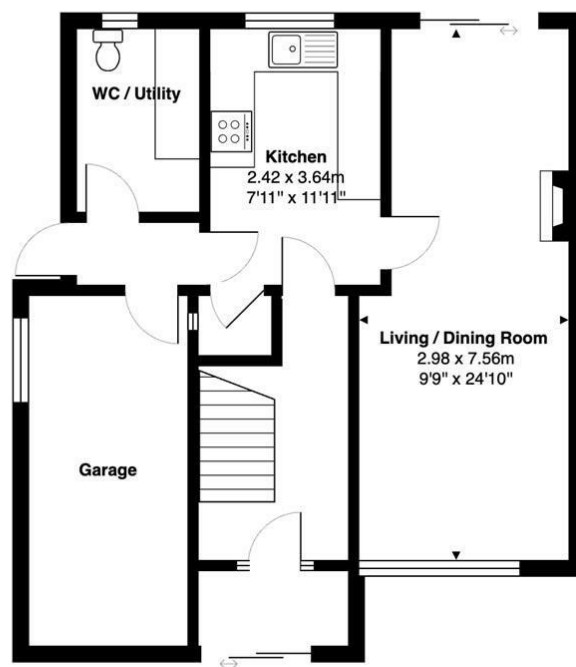
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www.berrimaneaton.co.uk

Offers Around
£310,000

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.



Total Area: 105.2 m² ... 1132 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

