



LARGE PLOT WITH POTENTIAL

6 Moor Lane, Pattingham, Wolverhampton, South Staffordshire, WV6 7DL

BERRIMAN
EATON

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Enjoying a large corner plot within this sought-after village location, close to amenities, 6 Moor Lane is a three bedroom semi detached home is in need of modernisation with the potential to extend (STPP).

Tettenhall - 5.5 miles, Claverley - 5.4 miles, Wolverhampton - 6.9 miles, Wombourne - 6.2 miles, Albrighton - 4.8 miles, Telford - 14.4 miles. (All distances are approximate).

LOCATION

Moor Lane is within easy reach of Pattingham High Street with its full complement of local facilities and highly regarded primary school. There is convenient travelling to the further amenities afforded by Tettenhall Village and the Perton Shopping Centre together with Wolverhampton City Centre and the historic market town of Bridgnorth.

Communications are excellent with Codsall train station providing direct services to Shrewsbury, Birmingham and beyond and the M54 being within easy reach facilitating access to the entire motorway network. Furthermore, the area is particularly well served by schooling in both sectors.

ACCOMMODATION

A traditional semi detached home arranged over two storeys which would benefit from a comprehensive scheme of modernisation. The accommodation currently provides an entrance hall with under stairs storage and stairs off to the first floor. There is a lounge which overlooks the front elevation with doors opening into a dining room. Sliding patio doors open into the rear garden. The kitchen is fitted with a sink unit, plumbing for a washing machine, electric cooker point and a pantry. A side door gives access to an adjoining gardeners WC and store housing the oil fired central heating boiler. A door gives access into the garage.

From the hall stairs rise to the first floor landing with an airing cupboard and access to a boarded loft space with pull down ladder and vellux window. There are two double bedrooms and a third single bedroom with a family bathroom.

OUTSIDE

Having an unusually large corner plot with great potential to extend (STPP), the property is set back behind a walled driveway having a planted border and access to the adjoining single garage. The garage has an up/over door to the front, pedestrian door to the rear, lights and power points. . Gated side access opens into the good sized gardens which extend to the side and rear to include a large garden store and an adjoining gardeners WC and store/boiler room. The gardens are beautifully matured with heavily planted borders and lawned areas enjoying a most sunny and private aspect.

SERVICES:

We are advised that the property has oil fired central heating. Verification should be obtained from your surveyor.

TENURE:

We are advised the property is FREEHOLD. Verification should be obtained from your solicitor.

LOCAL AUTHORITY:

South Staffordshire Council.
Tax Band: C.

VIEWING ARRANGEMENTS:

Strictly by appointment through the BRIDGNORTH OFFICE.

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
£315,000

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.



6 MOOR LANE
PATTINGHAM, SOUTH STAFFORDSHIRE

HOUSE: 80.1sq.m. 862.1sq.ft.
 GARAGE: 12.3sq.m. 132.0sq.ft.
 OUTBUILDINGS/STORES: 12.3sq.m. 132.9sq.ft.
TOTAL: 104.7sq.m.1,127.0sq.ft.

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



