



15 Dodds Field, Pittingham

THOMAS HARVEY
ESTATE AGENTS

A Beautifully Presented Two Bedroom Modern Semi Detached House In A Favoured Location Of Pattingham With Stunning Views Over Surrounding Adjacent Fields & Countryside. Also Offered On A Shared Ownership Basis!

15 Dodds Field, Pattingham, Wolverhampton, WV6 7FA

Asking Price: £265,000

Tenure: Leasehold

Leasehold Term: 99 years from September 2015

Monthly Rent & Service Charge: £358.07pcm

Council Tax: Band C – South Staffordshire

EPC Rating: C (80) No: 2681-1851-6171-6127-2685

Total Floor Area: 839.3 sq. feet (78.0 sq. metres) Approx.

No Upward Chain

Services: We are informed by the Vendors that all main services are installed

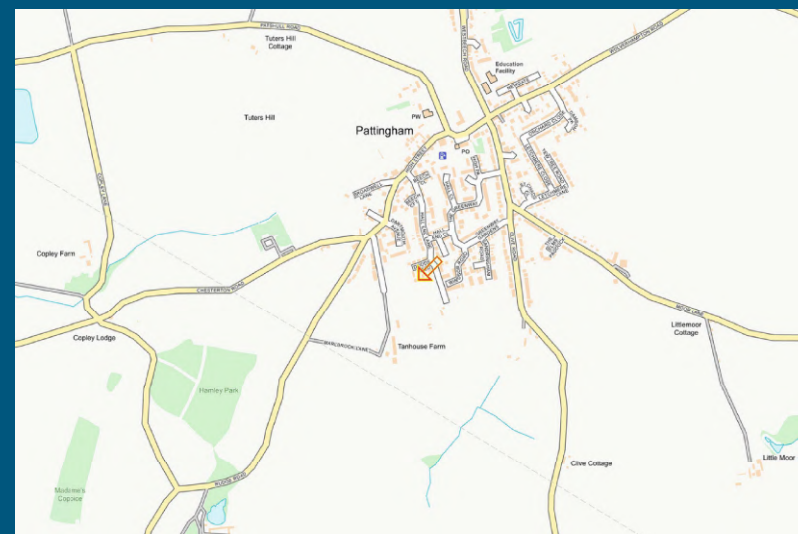
Shared Ownership: The property will be sold as an initial percentage of 40% ownership and the remaining share with South Staffordshire Housing Association.

Occupying a choice corner position with panoramic views and certainly one of the more secluded spots in this particularly sought after South Staffordshire Village, 15 Dodds Field is a modern semi-detached house, built to a well-planned design, utilising the maximum space and creating a first class example of its type! Offered on a shared ownership basis and providing a fine opportunity for buyers with local connections to Pattingham & Patshull Parish.

Constructed in 2015 this delightful property includes many distinctive and charming features throughout including trendy & simplistic decor, quality carpets & flooring, modern bathroom, stunning views over farmland and an open plan kitchen with family/ dining area.

With internal inspection highly recommended, the beautifully presented interior includes entrance hall with guest cloakroom & staircase to first floor, full width living room with French doors to the rear garden and a front open plan kitchen with dining area. On the first floor, the landing leads to two double bedrooms and the family bathroom is fitted with a smart white suite. At the side of the property is a driveway providing ample off road parking with the use of an EV charging point. A special feature of the property is undoubtedly the south facing rear garden which offers a most scenic setting and perfect for hosting summer parties.

Located on the southern end of this semi-rural village, at the end of Hall End Lane, Pattingham Village provides an extensive range of facilities including a highly regarded primary school, convenience store with Post Office facilities, hairdressers and a number of public houses with eating facilities. Wolverhampton City centre is only approx. 5 miles away and Albrighton, Codsall, Tettenhall & Bridgnorth are also close by. Ideal for purchasers requiring a comfortable family home, ready to just move into, 15 Dodd's Fields is offered on a shared ownership basis and further comprises:



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Composite double glazed front door, radiator, staircase to first floor, built in storage cupboard and luxury vinyl tiled flooring.

Fitted Cloakroom: Fitted with a white suite including low level WC, pedestal wash hand basin, chrome heated towel rail, tiled flooring and extractor fan.

Kitchen: 19'2" (5.85m) x 7'11" (2.41m)

Fitted with a matching suite of cream units comprising a range of base cupboards & drawers with matching laminate worktops, suspended wall cupboard housing gas fired valiant central heating boiler, stainless steel single drainer sink unit with mixer tap, built in electric oven, 4-ring gas hob with stainless steel extractor hood over, plumbing & recess for both washing machine & dishwasher, recess for fridge freezer, radiator, luxury vinyl & part tiled flooring and double glazed windows to front & side.

Living Room: 15'3" (4.66m) x 11'7" (3.54m)

Two radiators and double glazed window with matching PVC door to rear garden.

Landing: Built in storage cupboard and loft hatch to attic space.

Bedroom One: 15'3" (4.66m) x 10' (3.05m)

Radiator and two double glazed windows to rear.

Bathroom: Fitted with a smart white suite comprising panelled bath with electric shower & screen, pedestal wash hand basin, low level WC, chrome heated towel rail, extractor fan, tiled flooring and double glazed opaque window to side.

Bedroom Two: 15'3" (4.66m) x 9'4" (2.85m)

Radiator, built in storage cupboard and double glazed windows to front.

Rear Garden: Not only enjoying a stunning outlook over surrounding fields, the rear garden benefits from a south facing aspect and has been landscaped to create an excellent useable outdoor space. The garden includes an L-Shaped paved patio, centre lawn with flowering borders, rear paved terrace, timber shed, surrounding fencing and side gate leading to front. The side **Driveway** provides ample off road parking and has the use of an EV charging point.

Shared Ownership Terms: The property will be sold on a Shared Ownership basis of 40% to qualifying buyers subject to the conditions imposed on a Rural Exception site. All shares sold are based on the condition of Proof of Residence or connection in Pattingham and on qualifying criteria with relation to income and individual circumstances, with the aim of maximising the share but ensuring that the property is sustainable in the long term. All applicant will be assessed by SSHA and in order to qualify for a shared ownership property the buyers must meet the following criteria:

1. This property has a local connection criteria, which will require buyers to prove residence or connection to Pattingham or Patshull.

2. Buyers must be approved for Shared Ownership property by Orbit Help to Buy: www.orbithelptobuy.co.uk

3. Orbit will approve them as long as:

- The property is not being purchased as an investment
- They do not already own a property
- They must not be able to afford to buy on the open market
- Their household income must not exceed £60,000
- They have a good credit history (ie. have never been declared bankrupt)
- They must be approved by SSHA (as a part owner) who have the right to refuse if this criteria is not met
- The allocation for a Shared Ownership property is:- One Bedroom more than the person's needs. I.e. (a Three Bedroom property needs to be sold to a couple with one or more children, or a single person with one or more children)

4. The buyers will need to speak to a financial advisor if they haven't already done so, to confirm affordability and deposit required by the lender if they need a mortgage and the advisors must be told that the property is 'Shared Ownership with a Rural Restrictive Lease and a Local Connection Criteria'.

5. The property will be sold with a 40% share depending on affordability the remaining share that SSHA hold will be charged as rent at 2.5%

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.









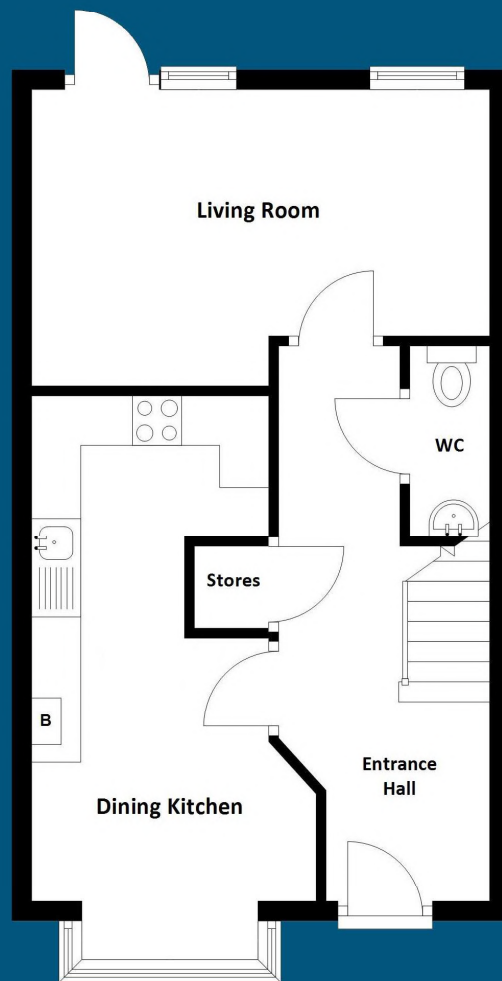




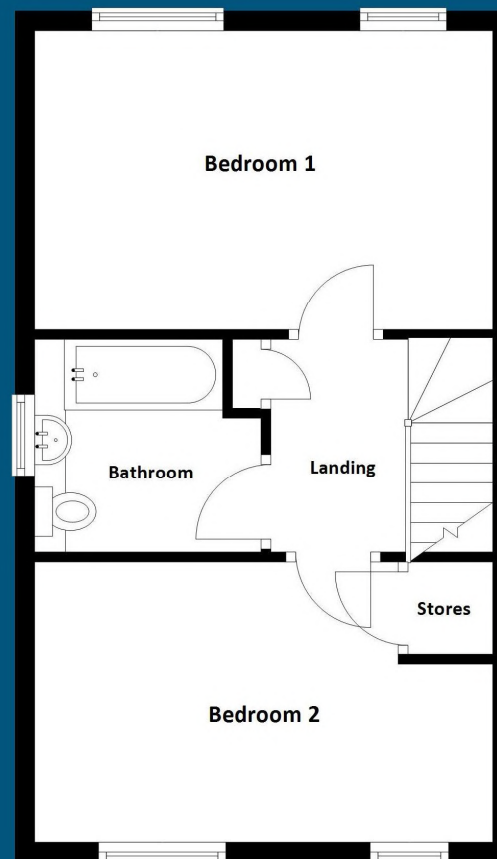




**Total Floor Area: 839.3sq feet (78.0sq metres)
Approx.**



Ground Floor
Approx.: 425sq feet
(39.5sq metres)



First Floor
Approx.: 413.9sq feet
(38.5sq metres)

PROPERTY MISDESCRIPTION ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.