



5 Dodds Field, Patterningham

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

5 Dodds Field, Pattingham, Wolverhampton, WV6 7FA
Asking Price: £265,000

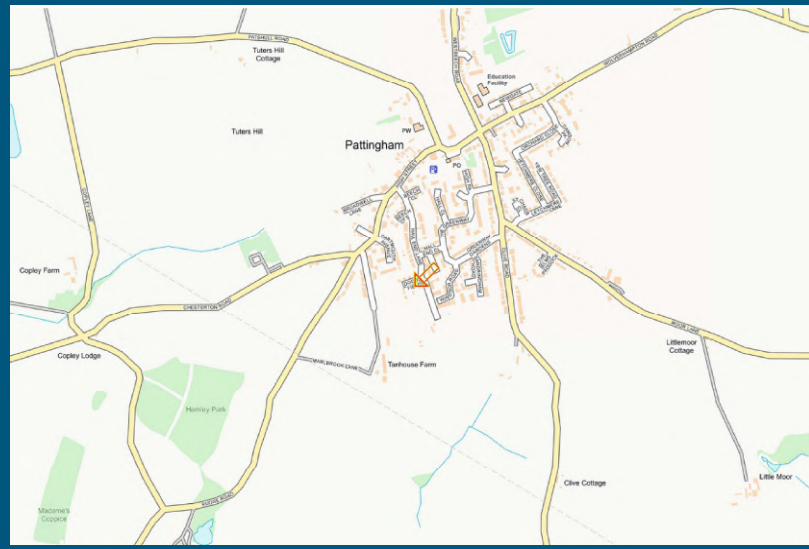
Tenure: Leasehold
Leasehold Term: 99 years from 1st September 2015
Monthly Rent & Service Charge: £230.40pcm
Council Tax: Band C – South Staffordshire
EPC Rating: B (82) No: 8305-6833-1839-7907-8153
Total Floor Area: 839.3 sq. feet (78.0 sq. metres) Approx.
Shared Ownership: The property will be sold as an initial percentage of 60% ownership and the remaining share with South Staffordshire Housing Association.
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard & Superfast are available
Mobile: Ofcom checker shows two of four main providers have likely coverage indoor and all four have likely coverage outdoor.

Occupying a prominent corner position on this modern development, located just off Hall End Lane, the charming semi-detached house is undoubtedly an excellent example for buyers requiring a first class home, ready to just move into! Offered on a shared ownership basis and providing a fine opportunity for buyers with local connections to Pattingham & Patshull Parish.

Situated on the outskirts of this sought after South Staffordshire Village and surrounded by fields & farmland, 5 Dodds Field resides in a rural & quiet setting yet most convenient for 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.

Constructed in 2015 this delightful property includes many distinctive and charming features throughout including contemporary decor, rendered exterior, quality carpets & flooring, modern bathroom, an open plan kitchen with family/ dining area and a sympathetically landscaped rear garden perfect for summer barbeques & parties.

With internal inspection a must, the striking interior includes entrance hall with guest cloakroom & staircase to first floor, open plan kitchen with dining area at the front and a full width living room with French doors to the rear garden. 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. An exceptional feature of the property is undoubtedly the enclosed attractive rear garden which offers excellent useable outdoor space. Early interest is highly recommended to appreciate this superb family home which is also offered on a shared ownership basis.



Score	Energy rating	Current	Potential
92+	A	82 B	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Composite double glazed opaque front door, covered radiator, , built in storage cupboard, LVT flooring and L-Shaped staircase to first floor. **Fitted Cloakroom:** Fitted with a white suite comprising low level WC, pedestal wash hand basin, chrome heated towel rail, tiled flooring and extractor fan.

Kitchen: 19'5"max (5.93m max) x 9'8" (2.98m)

Fitted with a matching suite of modern laminate units comprising stainless steel single drainer sink unit with mixer tap, a range of base cupboards & drawers with matching worktops, suspended wall cupboard with concealed wall mounted Valiant gas fired central heating boiler, built in electric oven, 4-ring gas hob with stainless steel extractor hood over, plumbing for washing machine, radiator, tiled effect vinyl flooring and double glazed windows to front & side.

Living Room: 16'4" (4.99m) x 9'8"max (2.99m max)

Two radiators, laminate flooring and double glazed window to rear with matching door to garden.

First Floor Landing: Built in storage cupboard & loft hatch.

Bedroom One: 16'8" (5.12m) x 9'8" (3.00m)

Radiator and two double glazed windows to rear.

Bathroom: 7'9" (2.42m) x 7'1" (2.16m)

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

Bedroom Two: 15'3" (4.66m max)x 9'3" (2.84m)

Built in cupboard, radiator and two double glazed windows to front.

Rear Garden: Extensively landscaped to provide a most pleasant setting and offering excellent useable outdoor space, this east facing rear garden includes a full with paved patio, centre lawn, rear terrace with gravelled terrace & decked seating area, timber shed, surrounding fencing and side gate leading to front. The side **Driveway** provides ample off road parking.

Shared Ownership Terms: The property will be sold on a Shared Ownership basis of 60% 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 applicants 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 60% 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.





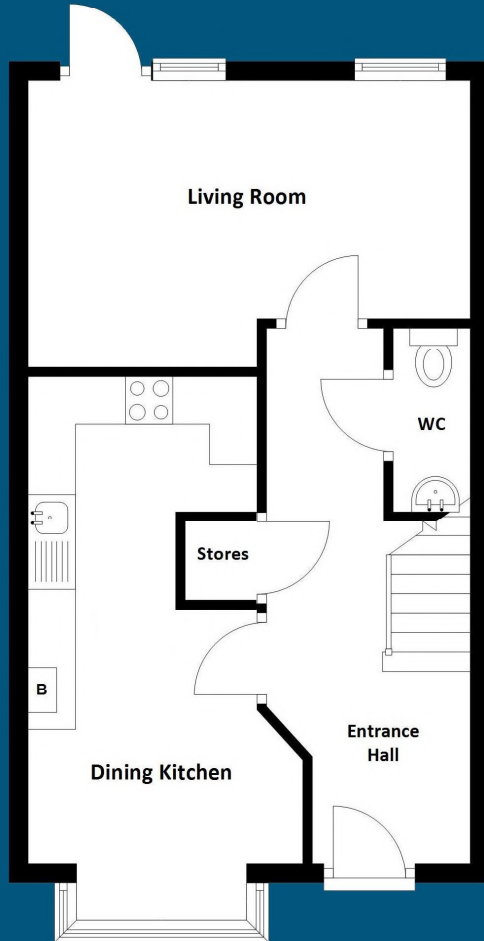






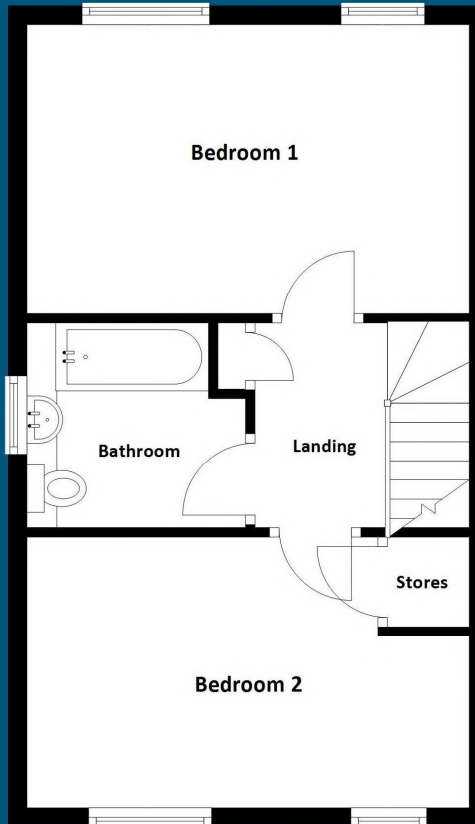
Ground Floor

Approx.: 425sq feet
(39.5sq metres)



First Floor

Approx.: 413.9sq feet
(38.5sq metres)



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

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



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.