



Apple Tree Cottage, 53 High Street, Pattingham, Wolverhampton, WV6 7BH

BERRIMAN  
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# Apple Tree Cottage, 53 High Street, Pattingham, Wolverhampton, WV6 7BH

A charming central village cottage providing deceptively spacious accommodation which has been finished to an excellent standard.

## LOCATION

The cottage stands in the centre of Pattingham which is a sought after South Staffordshire Village with a comprehensive range of local amenities. The village benefits from a highly regarded primary school, there are playing fields and a well supported church.

The area is served by excellent schooling with high reputé in both sectors and there is convenient travelling to Wolverhampton City Centre.

## DESCRIPTION

Apple Tree Cottage is a beautifully presented detached property, providing well-appointed accommodation throughout. The property has been improved by the current owners to provide kitchen and bathroom suites of quality and new double glazed windows throughout.

The internal accommodation briefly comprises a sitting and dining room, breakfast kitchen and utility to the ground floor together with three bedrooms and two bath/shower rooms to the first floor. The property also benefits from off street parking, double garage, a delightful garden to the front and rear courtyard.

## ACCOMMODATION

A front door with inset double glazed and leaded lights open into the PORCH with double glazed and arched windows to either side and a door opening into the HALL with parquet flooring, a double glazed front window and a GUEST CLOAKROOM with WC, vanity unit with wash basin, cupboard beneath and tiled splash back and a double glazed rear window. There is a SITTING ROOM which is an excellent size with a light corner aspect with two double glazed windows to the front together with double glazed French doors to the side, an exposed brick chimney piece with a wood burning effect gas fire set in a quarry tiled hearth, and part glazed double doors opening into the DINING ROOM with double glazed French doors to the rear courtyard. Off the hallway is a SMALL STUDY or storeroom. The BREAKFAST KITCHEN has a comprehensive range of wall and base mounted cupboards with fitted working surfaces and Belfast sink, integrated oven, fridge freezer and dishwasher, an AGA, integrated ceiling lighting, double glazed window to the front and a door to the LAUNDRY with wall and base mounted cupboards, sink, plumbing for a washing machine, double glazed rear window and a door to the rear courtyard.

A staircase rises from the hall to the first floor landing with double glazed rear window and access to the roof space. The PRINCIPAL SUITE has a large double bedroom with a light, through aspect with double glazed windows to two elevations, a door to a walk in wardrobe, (with restricted head height) and a door to a well-appointed ENSUITE with a shower cubicle with rainfall shower and separate hose, WC with concealed flush, vanity unit with wash basin and cupboard beneath, towel rail radiator, tiled walls and a double glazed window. There are TWO FURTHER DOUBLE BEDROOMS, one of which has a built in wardrobe and both having double glazed windows to the front and a well-appointed HOUSE BATHROOM comprising a panelled bath with rainfall shower over and separate hose, vanity unit with wash basin and cupboard below, WC with concealed flush, integrated ceiling lighting, towel rail radiator, tiled walls, built in airing cupboard and double glazed windows to two elevations.

## OUTSIDE

The property stands within a charmingly landscaped plot. There is a paved DRIVEWAY providing ample off street parking with gated access and pedestrian gate together with a detached brick and tile DOUBLE GARAGE. There are lawns to the front with a gated path leading to the front door with mature beds and borders, box hedging and lawned front gardens. To the rear of the property there is a pretty and private COURTYARD and the overall setting is one of much character.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND F – 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 data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>  
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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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

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£595,000

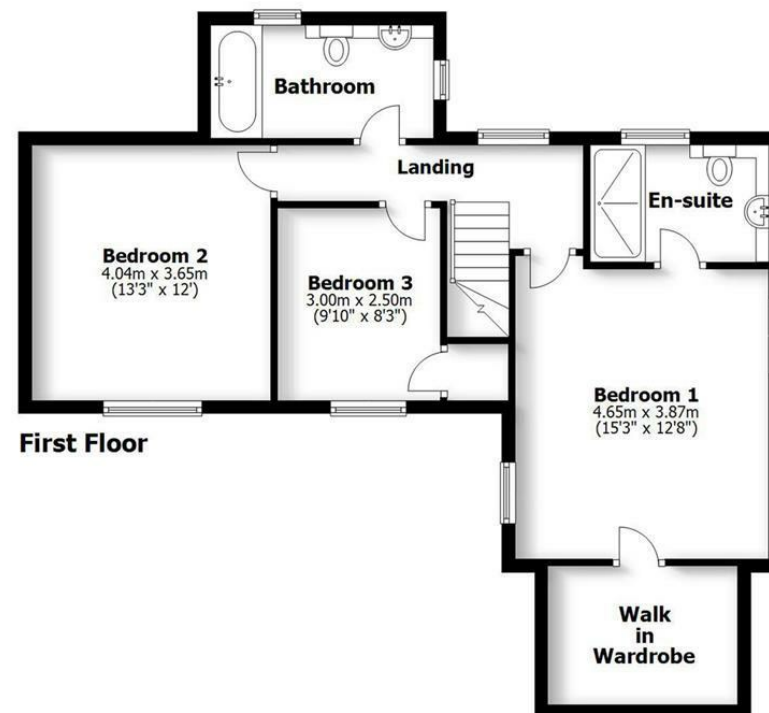
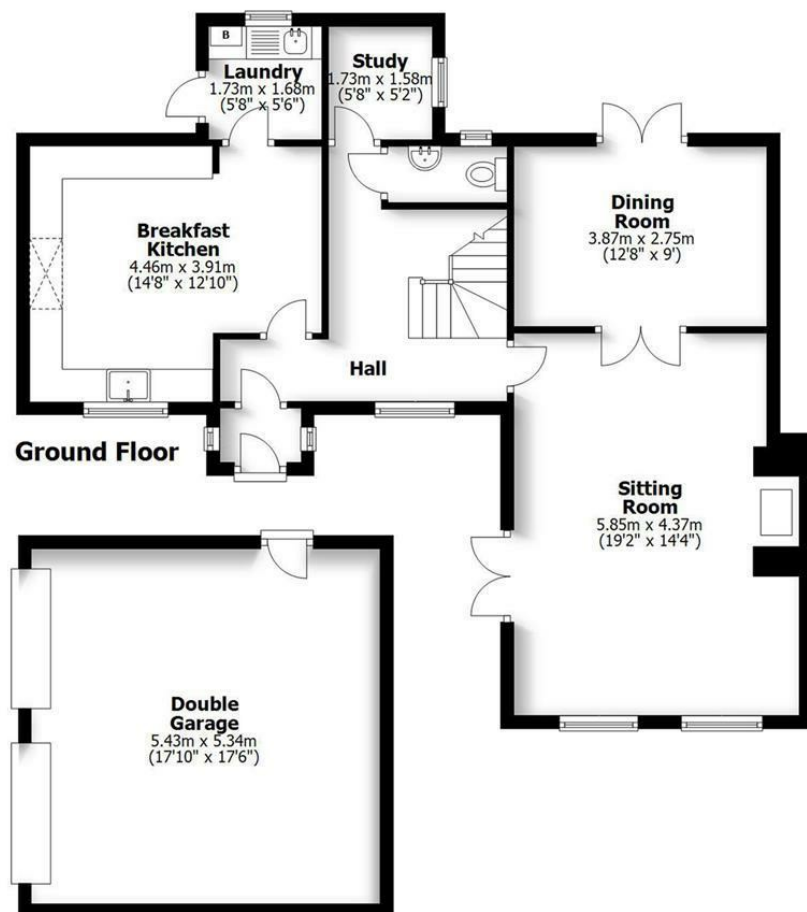
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**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs 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.



## APPLE TREE COTTAGE

53 HIGH STREET, PATTINGHAM



HOUSE: 138.6sq.m. 1492sq.ft.  
GARAGE: 28.9sq.m. 311sq.ft.

**TOTAL: 167.5sq.m. 1803sq.ft.**

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



