



Kingdom Cottage, 11 Hall End Lane, Pattingham, WV6 7BL

BERRIMAN
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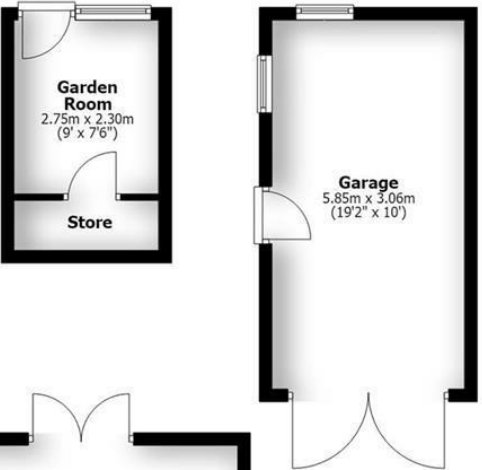




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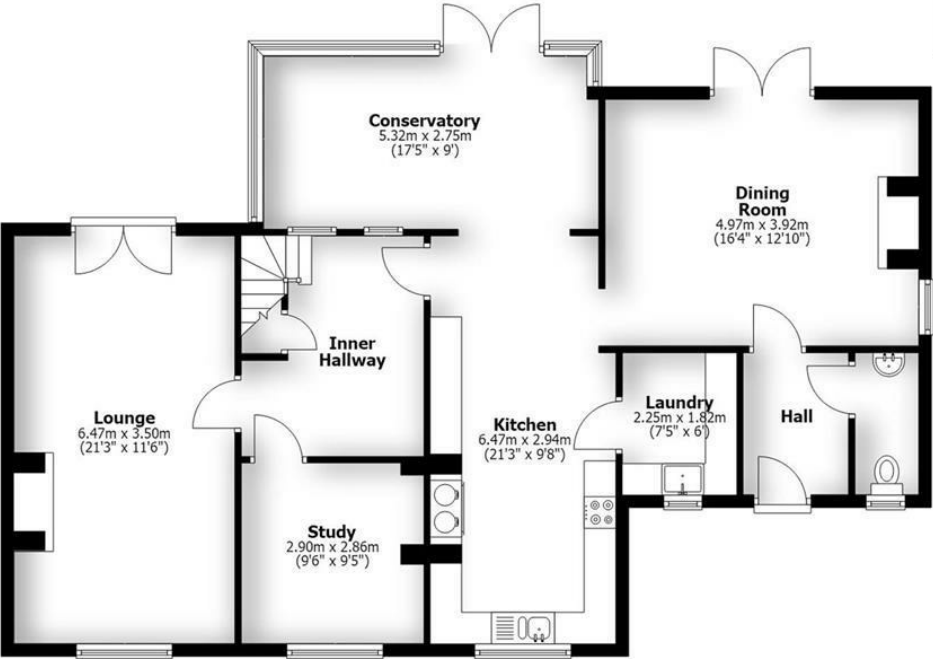
An exceptionally attractive, period central village residence providing well appointed and well proportioned five bedroom accommodation, all standing within a large plot of just over a quarter of an acre in total and within walking distance of the village centre

KINGDOM COTTAGE
11 HALL END LANE, PATTINGHAM

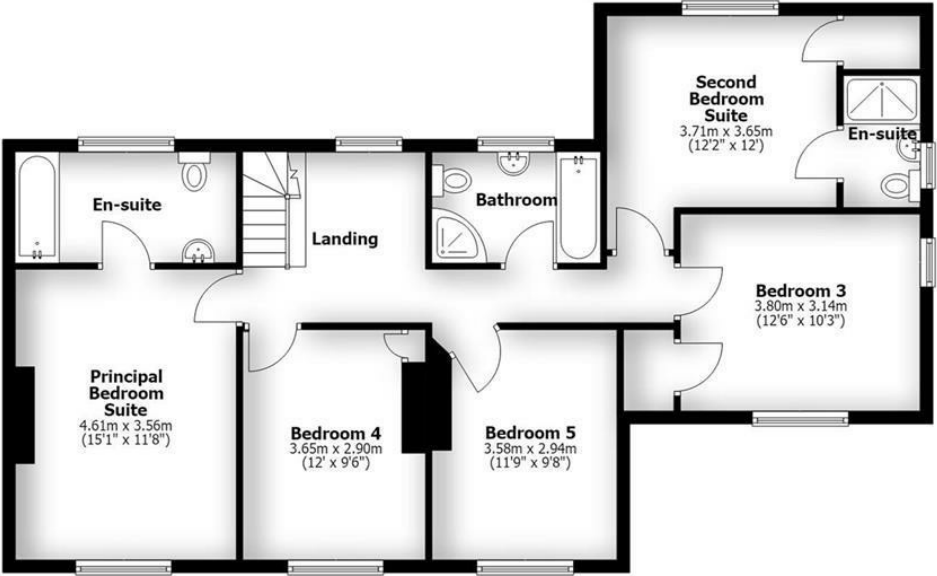


HOUSE: 200sq.m. 2153sq.ft.
GARAGE & GARDEN ROOM: 26.3sq.m. 283sq.ft.
TOTAL: 226.3sq.m. 2436sq.ft.

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



Ground Floor



First Floor

LOCATION

Pattingham is a small yet thriving South Staffordshire village which has long been considered one of the finest addresses within the area. A wide range of local facilities are available within the village centre itself including a convenience store with a post office and hairdressers together with a public house with restaurant facilities, a church and a highly respected primary school.

DESCRIPTION

Kingdom Cottage is a delightful, detached central village cottage with elevations of enormous architectural interest and well planned living accommodation over both ground and first floors. During their tenure the current sellers have extended and reconfigured the house to create a family home of much depth and note.

There are flexible living areas to the ground floor, five bedroom accommodation to the first floor which includes two en-suites and a house bathroom and the property stands within a large plot with a wide frontage, a gravelled drive providing off street parking and a garage block incorporating a garage together with a detached garden room / office.

The house is appointed to an excellent standard with double glazed windows, well appointed kitchen and bathroom suites and tasteful décor.

ACCOMMODATION

A tile hung oak framed PORCH has a panelled front door opening into the HALL with an adjoining GUEST CLOAKROOM with WC and pedestal basin and a window to the front. A ledged and braced door opens into the DINING ROOM with an exposed brick inglenook style fireplace with inset beam above, quarry tiled hearth and a Clearview wood burning stove, a central ceiling beam and a light corner aspect with a side window and French doors to the garden together with wiring for wall lights. An open doorway leads to the KITCHEN with a full range of wall and base mounted cabinetry, a gas fired Rayburn stove, space for a cooker, an integrated Zanussi dishwasher, an integrated freezer, painted rafters to the ceiling, a front window, quarry tiled flooring and a door to the LAUNDRY with wall and base mounted cabinetry, a concealed, wall mounted Ferroli gas fired central heating boiler, butchers block working surfaces with an undermounted ceramic sink, plumbing for a washing machine, space for a tumble dryer and quarry tiled floor. An open doorway from the kitchen leads to the CONSERVATORY which has ample space for both seating and dining with windows and French doors to the garden, wiring for wall lights, quarry tiled floor and a wall mounted electric radiator.

There is an INNER HALL / STUDY with an understairs cupboard, a SITTING ROOM / OFFICE with painted rafter to the ceiling, wiring for wall lights and a window to the front together with a lovely LOUNGE with a light, triple aspect with a window to the front, an oriel window to the side and French doors to the garden, inglenook style exposed brick fireplace and Clearview wood burning stove, an inset beam above, painted rafters to the ceiling and wiring for wall lights.

A staircase from the inner hall rises to the first floor landing which has a window overlooking the rear garden and which could equally be used as a study space. The PRINCIPAL SUITE has a large double bedroom with a decorative Coalbrookdale style painted fireplace, a window to the front and an EN-SUITE BATHROOM with a timber panelled bath with a mixer tap with shower attachment, a WC and pedestal basin, a window overlooking the rear garden and a period style radiator with towel rail attachment. The SECOND BEDROOM SUITE has a double bedroom with a window overlooking the rear garden, a built in wardrobe and an EN-SUITE SHOWER ROOM with a fully tiled shower, WC and pedestal basin and a side window. BEDROOM THREE is a good double room in size with a light dual aspect and built in wardrobe, BEDROOM FOUR is a good double room in size with a window to the front and fitted shelving and BEDROOM FIVE is also a good double room in size with a built in wardrobe with cupboard above and a window to the front. The HOUSE BATHROOM has a timber panelled bath, a separate fully tiled shower, WC and pedestal basin and a window to the rear.

OUTSIDE

Kingdom Cottage stands behind a wide frontage to Hall End Lane and stands behind a low built brick wall with blue brick copings with wrought iron fencing atop and a gravelled DRIVEWAY to one side providing off street parking. There is a GARAGE with wooden door to the front, a courtesy door to the side and side and rear windows. Gated access from the drive leads to the delightful REAR GARDEN which is of an unusual size for a central village property of this type with an extensive rear lawn with well matured beds, borders and two significant matured trees of note, an ornamental garden pond, a paved rear terrace and a secondary gazebo covered paved seating area. There is a brick and tiled GARDEN ROOM which could be used for a variety of different purposes with a tiled floor, window, electric light and power and a door to an adjoining STORE.

We are informed by the Vendors that all mains services are connected

Kingdom Cottage is located in the Pattingham Conservation Area

Kingdom Cottage is "locally listed" as a building with architectural or historic interest.

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 broadband 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.

Offers Around £745,000

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.







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