36 Moor Lane, Pattingham, Wolverhampton, WV6 7DN

BERRIMAN EATON

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A superbly presented three bedroom semi detached property with countryside views close to the centre of a sought after South Staffordshire village.

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.

DESCRIPTION

36 Moor Lane is a well appointed three bedroom semi detached property which benefits from views over the surrounding fields and countryside. There is ample parking to the front, a beautiful rear garden and a well appointed kitchen and shower room. There is a fine flow of living areas to the ground floor with both a lounge and dining room along with a conservatory.

ACCOMMODATION

An open, arched PORCH has a double glazed door with side windows opening into the HALL with Karndean flooring and a useful understairs cloaks and storage. The LOUNGE has LVT flooring with underfloor heating, coved ceiling, wiring for a wall mounted TV and double glazed French doors leading into the CONSERVATORY with double glazed windows and doors to the rear garden, a heater making the room usable all year round and wood laminate flooring. The DINING ROOM has a double glazed walk in bay window to the front, a coal effect gas fire set in a formal surround and coved ceiling. The BREAKFAST KITCHEN has a range of wall and base units with undercounter lighting, roll top work surfaces, a stainless steel sink and drainer with a double glazed window over, a coordinating centre island with breakfast bar side, wiring for a wall mounted TV, space for an American style fridge freezer, integrated double Electrolux oven, a five ring AEG electric hob with extractor fan above and splash back, integrated ceiling lighting, integrated Electrolux dishwasher, under floor heating, a double glazed door to the side and a door to the LAUNDRY with a range of wall and base units with roll top working surfaces, stainless steel sink and drainer, space and plumbing for a washing machine and tumble dryer, a wall mounted gas fired central heating boiler, space for storage, a double glazed door to the side and a CLOAKROOM with a WC.

Stairs with wooden balustrading with a double glazed window to the side rise to the first floor landing with access to the loft via a drop down ladder. There are TWO DOUBLE BEDROOMS each with a range of fitted furniture and with far reaching countryside views. BEDROOM THREE is also a good size and has fitted furniture including a bed with storage facility and a double glazed window to the front. The SHOWER ROOM has a shower with waterfall head and separate hose, wash basin with vanity drawers beneath with coordinating matching cupboards, WC, heated ladder towel rail, tiled floor with underfloor heating, tiled walls and a double glazed window.

OUTSIDE

36 Moor Lane sits behind a DRIVEWAY laid in brick setts with an area of lawn with planted border to one side. There is an external electricity supply.

There is gated side access to the REAR GARDEN with a paved patio laid in brick paviours with an area of lawn beyond with planted and flowering beds and borders and to the rear of the garden there is a further gravelled terrace with a shed and a green house. There is an external electrical point.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – 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 & 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.

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Wombourne Office
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www.berrimaneaton.co.uk

Offers Around
£429,950

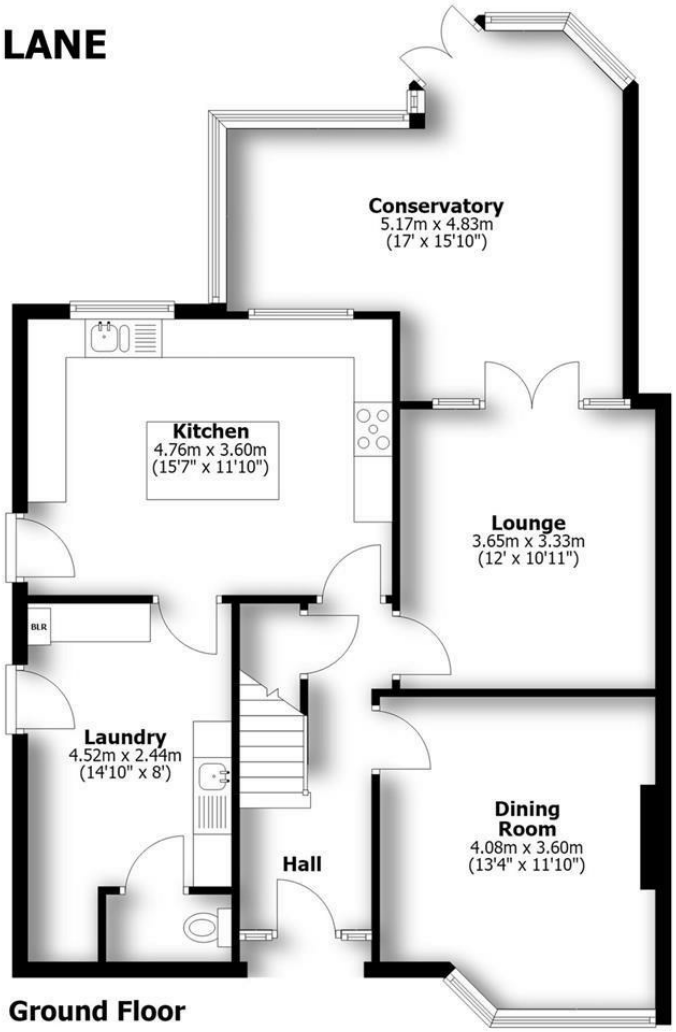
EPC:

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.

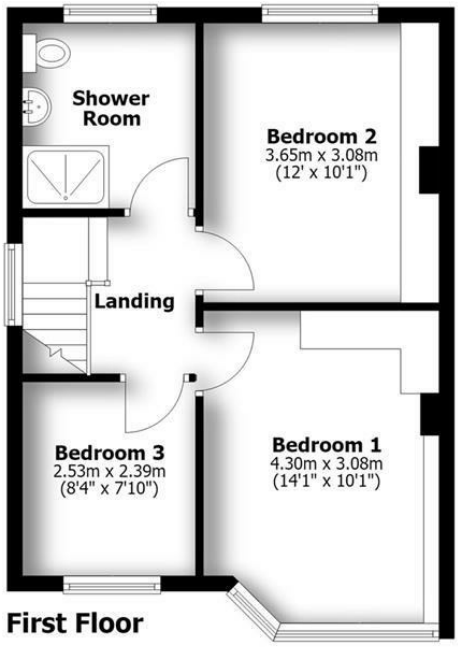
36 MOOR LANE
PATTINGHAM

TOTAL: 125.9sq.m. 1355sq.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