23 Windsor Road, Pattingham, Wolverhampton, WV6 7DR

BERRIMAN
EATON

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A beautifully presented five bedroom detached property with spacious accommodation in a sought after South Staffordshire village

LOCATION

23 Windsor Road stands in a superb central village position within easy walking distance of the wide variety of local facilities provided by the village centre itself together with the highly regarded primary school which is much sought after.
Pattingham Village is within easy reach of Bridgnorth and Wolverhampton with local rail services running from Albrighton and Codsall Stations and with excellent schooling available in both sectors.

DESCRIPTION

23 Windsor Road is a substantial and well-presented family home, with generous accommodation and stylish interiors throughout. The property has contemporary kitchen and bathroom suites, with well-proportioned rooms arranged over both the ground and first floors.

The ground floor comprises two reception rooms, a modern kitchen and dining area, a separate laundry and a guest cloakroom. To the first floor are five generously sized bedrooms together with two well-appointed bath/shower rooms.

Externally, the property benefits from off-road parking to the front, a garage and a well-maintained rear garden.

ACCOMMODATION

A double glazed front door with side panels opens into the RECEPTION HALL, with two storage cupboards and a GUEST CLOAKROOM fitted with a WC, wash basin and a double glazed front-facing window. Glazed doors from the hall lead into the LOUNGE, a well-proportioned reception room with inset ceiling lighting, wiring for wall lights, a feature fireplace with a gas fire and double glazed French doors with side panels opening onto the rear garden. The SITTING ROOM has a double glazed bay window to the front elevation. The KITCHEN is superbly appointed with a range of shaker-style wall and base units with quartz work surfaces, a Belfast sink, an integrated dishwasher and microwave oven, together with space for a range-style cooker and American-style fridge freezer, inset ceiling lighting and a double glazed rear window. An open archway from the kitchen leads through to the DINING AREA, which benefits from a double glazed atrium-style roof lantern and bifold doors opening to two elevations. The LAUNDRY is fitted with units coordinating to those in the kitchen and has plumbing for a washing machine, space for a tumble dryer, a sink unit and access to the garage

Stairs rise to the FIRST FLOOR LANDING with a storage cupboard, airing cupboard and a double glazed side window. The PRINCIPAL SUITE comprises a spacious double bedroom with built-in wardrobes and an additional storage cupboard, together with an ENSUITE SHOWER ROOM appointed with a walk-in shower with a rainfall head and separate hose, vanity unit with drawers beneath, WC, tiled walls and flooring and a heated towel rail. There are a further FOUR BEDROOMS, all generously proportioned and with double glazed windows. The HOUSE BATHROOM is fitted with a panelled bath with shower over, pedestal wash basin, WC, double glazed roof light and a heated towel rail.

OUTSIDE

To the front of the property there is a DRIVEWAY providing off-road parking together with a GARAGE with electric light and power. Side access leads to the REAR GARDEN, which has been well maintained and has a paved patio, a further decking area ideal for outdoor seating and a shaped lawn.

We are informed by the Vendors that all mains services are connected. Solar panels are connected and leased via Homesun Ltd for a term of 25 years and three months from February 2011.
COUNCIL TAX BAND E – 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

Offers Around
£549,950

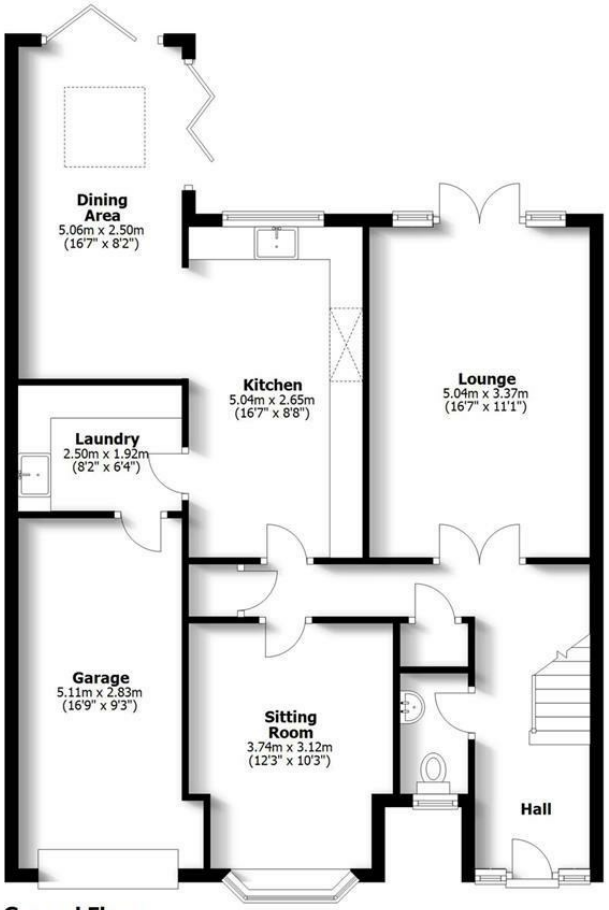
EPC: B

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.

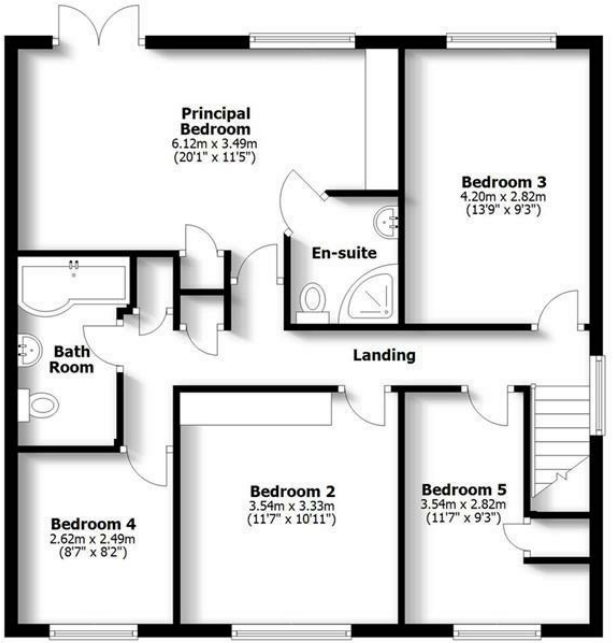
23 WINDSOR ROAD
PATTINGHAM

HOUSE:	152.9sq.m.	1646sq.ft.
GARAGE:	13.1sq.m.	141sq.ft.
TOTAL:	**166sq.m.**	**1787sq.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