

Old Smithy Kingslow, Pattingham, Wolverhampton, WV6 7DY

BERRIMAN EATON

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A deceptively spacious three bedroom terrace property standing in beautiful countryside. To the ground floor you are welcomed through to the bright hallway with downstairs shower room, two spacious double bedrooms, Integrated kitchen with dining area and large living room which leads onto the well maintained garden. To the first floor there is a double bedroom and bathroom suite. Externally there is off road parking. Available now on an unfurnished basis. (EPC Ask Agent) (Council tax Band D). A payment of one weeks rent is to be paid upon acceptance of applying for the property. A security deposit of £1903.00 is payable prior to completing on the property. All material information is readily available from the Agent or via the listing for this property on Rightmove or OnTheMarket.

LOCATION

The property stands in the picturesque hamlet of Kingslow, just under a mile and a half from the centre of Pattingham which is a highly regarded village with a full complement of local facilities and an active village community. The further, more extensive amenities of both Albrighton and Codsall are within easy reach and there is convenient travelling to Wolverhampton City Centre, the former new town of Telford and the historic market town of Bridgnorth.

Communications are excellent with Codsall Station providing direct services to Shrewsbury, Birmingham and beyond and the M54 (J2 & J3) facilitating fast access to the entire motorway network.

Furthermore, the area is well served by schooling in both sectors with St Chads Primary School being in the village centre itself which has a Good Ofsted rating.

DESCRIPTION

Kingslow Old Smithy is a deceptively spacious three bedroom terraced property which has the potential to be converted in four bedrooms by turning bedroom one back into two bedrooms. There is a dining kitchen and a sitting room both overlooking the established courtyard garden. The property is well finished and well proportioned throughout.

ACCOMMODATION

A front door with inset, gothic leaded light opens into the HALL with Karndean flooring, integrated ceiling lighting, a cloaks and storage cupboard and a side door to the rear grounds. There is a superbly appointed DINING KITCHEN with the kitchen area benefiting from a full range of Shaker style wall and base mounted units, a Whirlpool induction hob, microwave oven and grill and fridge freezer together with a Bosch electric oven, Zanussi washer dryer and Beko dishwasher, tiled floor, part tiled walls, a side window, breakfast bar and ample space for dining with glazed double doors opening into the SITTING ROOM which has a light corner aspect with a window to the side and patio doors and windows to the rear garden together with integrated ceiling lighting. BEDROOM ONE is a large, double room in size which was previously two separate bedrooms and which could easily be reinstated as such should buyers so wish. The room benefits from a window to the front, two roof lights, integrated ceiling lighting and two doors to the hall.

BEDROOM TWO has a store cupboard, integrated ceiling lighting, ceiling beam and a window overlooking the rear garden and there is a ground floor SHOWER ROOM with a well appointed white suite with a fully tiled corner shower with waterfall head and separate hose, wall hung wash basin and WC, tiled floor, tiled walls, a window to the front, integrated ceiling lighting, shaver point and chrome towel rail radiator.

A staircase rises to the upper floor landing with BEDROOM THREE having integrated ceiling lighting and a window overlooking the rear garden and a BATHROOM with a well appointed suite with a tile panel bath with mixer tap and shower attachment, wall hung wash basin and WC, tiled floor and walls, a double glazed front window, integrated ceiling lighting and a chrome towel rail radiator.

OUTSIDE

Kingslow Old Smithy has an attractive roadside elevation, an established GARDEN to the rear which is principally laid to lawn with a COURTYARD to the side and gated pedestrian access to the front. There is a timber garden shed.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – Shropshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard broadband is 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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Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Per Month
£1,650 Per Month

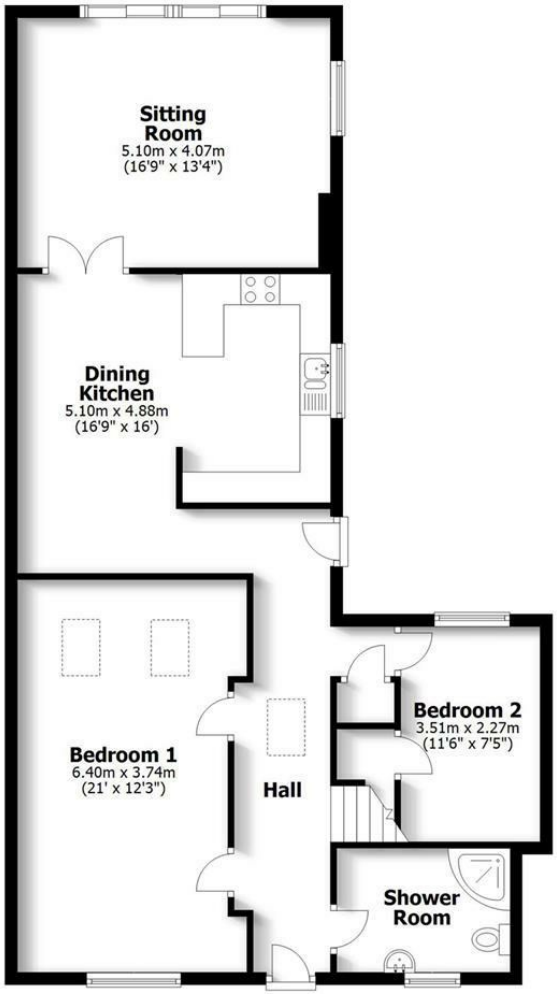
EPC: E

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.

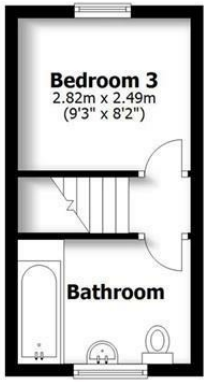





KINGSLOW OLD SMITHY
PATTINGHAM



Ground Floor



First Floor

TOTAL: 113.4sq.m. 1221sq.ft.

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







