

# OPEN VIEWING WEEKEND

## 19th & 20th SEPTEMBER 10am - 5pm



Sitwell, Marlbrook Lane, Pattingham, Wolverhampton, WV6 7BS

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A delightfully positioned detached family residence  
enjoying open views to the front  
and offering three bedroom and two bathroom accommodation.

## LOCATION

Marlbrook Lane is ideally situated on the fringe of a favoured and sought after South Staffordshire village. Pattingham offers a wide variety of local amenities suitable for everyday shopping needs together with schooling up to the age of 9. There are leisure facilities available approximately 1½ miles away at Patshull Golf and Leisure Club and there is easy access to the further facilities afforded by Perton shopping centre and Wolverhampton City Centre itself. The historic market town of Bridgnorth is also within good travelling distance just over the border into Shropshire.

## DESCRIPTION

Sitwell is a detached family house offering good living accommodation and is accessed via an unadopted road and stands behind a shaped front lawn with borders which are well stocked with low growing shrubs. There is a block paved driveway allowing off road parking and affording access to the STORE ROOM.

## ACCOMMODATION

The house is entered through the main side door which opens into the HALL with oak veneered flooring, understairs cupboard and stairs rising to the first floor. The L-shaped LOUNGE has a double glazed window to front aspect, open fire with brick surround (in which there is a concealed gas point) and oak veneered flooring. There is also access from the hallway into the UTILITY (formerly part of the garage) with wall and base mounted cupboards, sink, plumbing for a washing machine and a single glazed window to the side. There is a UPVC double glazed CONSERVATORY / DINING AREA off the lounge with tiled flooring and double doors to the patio together with a sliding door into the modern KITCHEN comprising a range of wall and base mounted

units, ceramic sink, plumbing for a dishwasher, space for a gas fired range cooker, floor mounted gas fired central heating boiler and a double glazed window to rear view of garden.

A single rise staircase leads from the entrance hall to the LANDING with access to the part-boarded loft space via a loft ladder. There are THREE GOOD SIZE BEDROOMS, one with ensuite shower room and two with views from the front over open fields. The house BATHROOM has a roll top bath with mixer tap and shower attachment above, hand wash basin and WC, two double glazed windows to the rear and a spacious airing cupboard housing the hot water tank.

## OUTSIDE

Gated side access leads to the most delightful REAR GARDEN with shaped lawn, paved patio area, planted shrub borders, ornamental pond, greenhouse, timber shed and a further patio area to the rear.

## SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND E - South Staffordshire DC.

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall office.

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Wolverhampton  
WV6 8QS  
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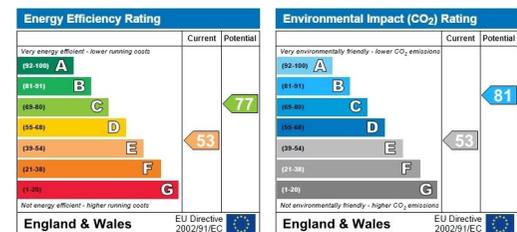
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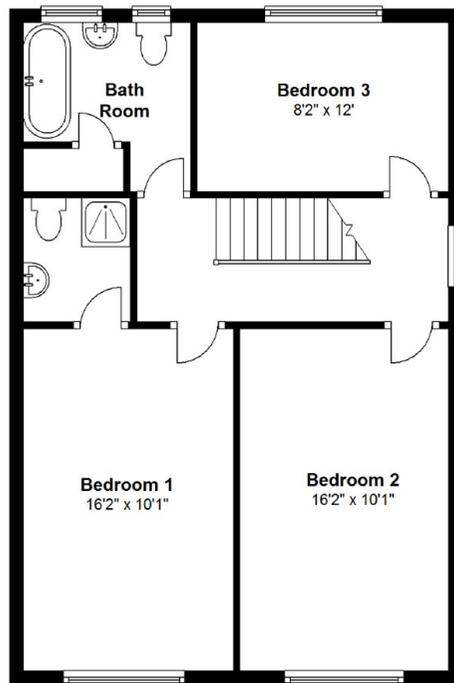


**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

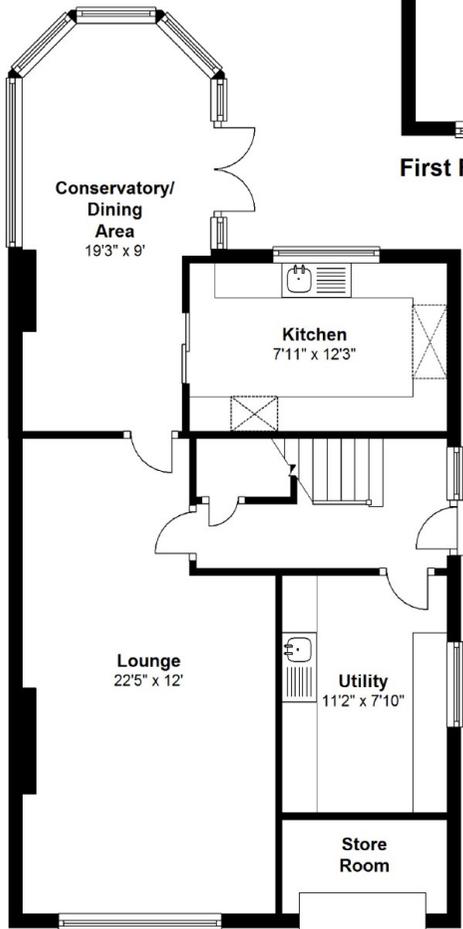
**SITWELL  
MARLBROOK LANE  
PATTINGHAM**

**Approx Overall Floor Area  
121sq.m 1303sq.ft.  
(excluding store)**

**FOR GENERAL GUIDANCE ONLY  
NOT TO SCALE**



**First Floor**



**Ground Floor**



