



Idsall, 68 Clive Road, Pattingham, Wolverhampton, WV6 7DJ

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A three bedroom detached family home in a sought-after residential location which benefits from a drive, garage and a beautiful rear garden with a westerly rear aspect and fields behind.  
NO UPWARD CHAIN

## LOCATION

The property stands withing easy walking distance of the local facilities the village of Pattingham provides, including a post office, coffee shop, chemist, hair salon, church and a highly regarded primary school. Public transport allows access to further, more comprehensive amenities afforded by Wolverhampton City centre and the historic market town of Bridgnorth which are within convenient travelling distance.

## DESCRIPTION

68 Clive Road has been well looked after by the current owners but would now benefit from a gentle scheme of refurbishment. There is well proportioned accommodation over both ground and first floors and the property benefits from double glazing, driveway, garage and a beautiful rear garden.

## ACCOMMODATION

An enclosed PORCH has double French doors and tiled floor and a double glazed door with matching side panels opening into the HALL with coved ceiling, a useful cloaks and storage cupboard and a GUEST CLOAKROOM with WC, tiled floor, tiled walls and a window to the side. The LOUNGE is a good size room a coal effect gas fire with marble hearth and formal surround, wiring for wall lights, coved ceiling and a double glazed patio door to the rear garden. The DINING ROOM has a walk in double glazed bay window to the front and there is a BREAKFAST KITCHEN with a range of wall and base units with roll top working surfaces, stainless steel one and a half bowl sink and drainer with a double glazed window overlooking the rear garden, there is space for cooker, an under mounted fridge, there is a floor mounted Ideal boiler and a large pantry with shelving. A double glazed door opens into the side passage with a useful understairs store and plumbing for a washing machine.

Stairs from the hall rise to the first floor landing with an obscured double glazed window to the side and access to the loft. BEDROOM ONE is a good size double room with a range of fitted furniture including a knee hole dressing table and a double glazed window to the rear with view over open farmland. BEDROOM TWO is also double in size with a range of fitted furniture and a walk in double glazed bay window to the front. BEDROOM THREE has a double glazed window to the front and a fitted wardrobe and the SHOWER ROOM has a double shower cubicle, wash basin with vanity cupboards beneath, a linen cupboard housing the hot water tank and a double glazed window to the rear. There is a separate WC with part tiled walls and a double glazed window.

## OUTSIDE

68 Clive Road sits behind a boundary wall with a shaped lawn with mature shrubs to the borders. There is a DRIVEWAY laid in brick setts affording off road parking for several vehicles leading to the TANDEM GARAGE with an up and over door, concrete floor, electric light and power and a courtesy door to the rear garden.

There is a covered side passage with double glazed doors to the front and rear leading to the beautiful, west facing REAR GARDEN which has been lovingly looked after by the current owners with a paved patio to the rear of the property, composting area, shaped lawn and mature and flowering shrubs to the borders, a further patio to the centre of the garden and a shed. The garden benefits from external lighting and a cold water supply.

We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND E – South Staffordshire  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.  
The property is FREEHOLD.

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£425,000

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.



**68 Clive Road**  
**Pattingham**

HOUSE: 111.1sq.m. 1196sq.ft.  
 GARAGE: 23.3sq.m. 250sq.ft.  
**TOTAL: 134.4sq.m. 1446sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



