



9 Windsor Road, Pattingham, Wolverhampton, WV6 7DR

BERRIMAN
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A well-presented four bedroom detached property in a sought after South Staffordshire village

LOCATION

9 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

9 Windsor Road is a well presented property with modern kitchen and bathroom suites. The property benefits from well proportioned rooms on both the ground and first floors and has double glazing, gas central heating, a driveway, garage, laundry and an attractive rear garden.

ACCOMMODATION

A double glazed door and side panel open into the HALL with an open archway to a cloaks area with a door to the CLOAKROOM with a white suite comprising of WC, wash hand basin, heated towel rail and double glazed window to the front. A door from the hall opens to the well-proportioned LOUNGE with double glazed windows to the front and side, living flame gas fire with feature surround, wiring for wall lights, coved ceiling, understairs cupboard and door to the DINING ROOM with double glazed patio doors to the rear, coved ceiling and wiring for wall lights. The BREAKFAST KITCHEN has a range of wall and base cupboards with worksurface above, splash back tiling, a ceramic hob with extractor hood above, integrated electric double oven, integrated dishwasher and fridge, stainless steel sink, double glazed door to the side and two double glazed windows to the side and rear. A door from the dining room leads to a LAUNDRY with a range of cupboard with worksurface above, stainless steel sink, plumbing for washing machine and space for a dryer, double glazed window and door to the rear and internal door to the garage

Stairs rise from the hall to the LANDING with access to a cupboard which houses the Vaillant gas central heating boiler. BEDROOM ONE enjoys a dual aspect with double glazed windows to the front and rear, a range of built in wardrobes and a shower cubicle with mixer shower and wash hand basin. BEDROOM TWO has a double glazed window to the rear and built in wardrobes. BEDROOM THREE has a double glazed window to the front and built in wardrobes. BEDROOM FOUR is a single room and has a double glazed window to the front and built in wardrobe. The HOUSE BATHROOM benefits from a modern, white suite with a P-shaped bath with mixer shower above with screen, WC, wash hand basin, tiled walls and double glazed window to the rear.

OUTSIDE

9 Windsor Road sits behind a block paved DRIVEWAY with gravelled and planted flower beds, a CARPORT and a GARAGE with an up and over door, electric light and power and an internal door to the laundry. There is gated side access to the REAR GARDEN with a paved patio area, shaped lawn and planted and flowering shrubs to the borders.

SERVICES

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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Offers Around
£410,000

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.



**9 WINDSOR ROAD
PATTINGHAM**

HOUSE: 120sq.m. 1292sq.ft.
 GARAGE: 12.1sq.m. 130sq.ft.
TOTAL: 132.1sq.m. 1422sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



