



4 Beech Close, Pattingham, Wolverhampton, WV6 7BA

BERRIMAN
EATON

4 Beech Close, Pattingham, Wolverhampton, WV6 7BA

A well located link detached, three double bedroom family home standing in a slightly elevated position at the head of a small cul-de-sac which lies within easy walking distance of the village centre.
NO UPWARD CHAIN

LOCATION

Pattingham provides a wide array of local facilities, there are playing fields and a highly regarded primary school.

The furthermore extensive facilities afforded by Albrighton, Codsall and Tettenhall are all within easy reach and bus services run from the centre of the village.

DESCRIPTION

4 Beech Close is a well presented family home with spacious accommodation over both ground and first floors. There are two good reception rooms, kitchen and a conservatory to the ground floor together with three double bedrooms to the first floor, an en-suite shower room and a bathroom.

The house is well presented throughout with fixtures and fittings of quality and tasteful décor.

ACCOMMODATION

A panelled front door with inset fanlight opens into the HALL with laminate flooring, integrated ceiling lights and a door to the CLOAKROOM with a modern white suite of a pedestal basin and WC, laminate flooring, part tiled walls, integrated ceiling lighting and a side window. The LOUNGE is a well proportioned room with a double glazed window, a contemporary gas fire, integrated ceiling lighting and an open doorway to the DINING ROOM which has integrated ceiling lighting and double glazed doors and windows open into the CONSERVATORY which is fully double glazed with French doors to the garden, laminated flooring and a radiator making the room useable all year round. The KITCHEN has a full range of contemporary, white, gloss fronted units, space for a range style cooker with stainless steel splashback and extractor fan above, plumbing for a dishwasher, space for an undermounted fridge, a sink and drainer, a shelved pantry, a double glazed window overlooking the rear garden, laminated flooring, integrated ceiling lighting and a door to the LAUNDRY with cupboards, plumbing for a washing machine, space for a tumble dryer, laminated flooring and a door to the garage.

Stairs from the hall rise to the first floor landing with integrated ceiling lighting. The PRINCIPAL SUITE has a double bedroom with a built in wardrobe, integrated ceiling lighting, a double glazed front window and an EN-SUITE SHOWER ROOM which is well appointed with a large, tiled shower, a WC and a wash basin, tiled floor and walls, integrated ceiling lighting, a chrome towel rail radiator and a double glazed window. BEDROOM TWO AND THREE are both double rooms in size, one of which has a built in wardrobe and both have double glazed windows overlooking the rear garden. The BATHROOM has a well appointed white suite with a panelled bath with a shower over, WC and vanity unit with wash basin with a cupboard beneath, tiled floor, part tiled walls, integrated ceiling lighting, a double glazed window and a chrome towel rail radiator.

OUTSIDE

The house stands well back from the road towards the head of the cul-de-sac behind a wide DRIVE laid in tarmacadam which provides ample off street parking. There is a GARAGE with an elevating door, electric light and power and a STOREROOM to the rear with windows and a door to the garden.

The REAR GARDEN enjoys a good degree of privacy and a view to the church spire, a paved patio, a rear lawn with a paved terrace to the rear and there is gated side access and a cold water supply.

We are informed by the Vendors that all mains services are connected.
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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£375,000

EPC: D

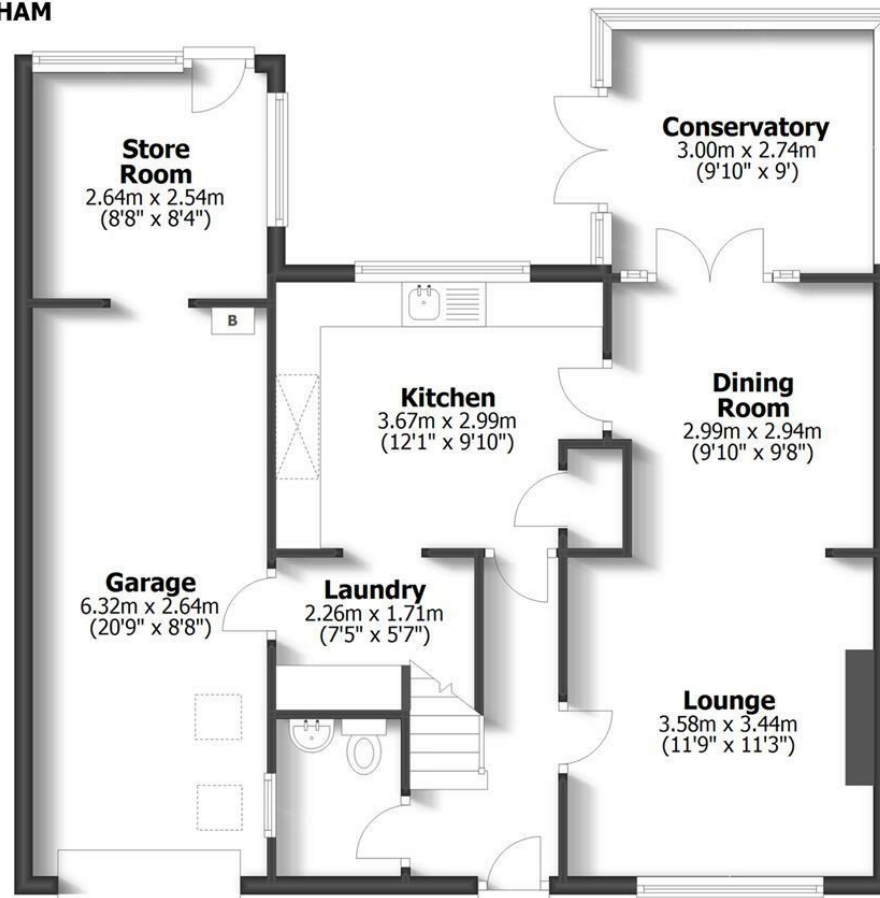
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



**4 BEECH CLOSE
PATTINGHAM**

HOUSE: 98sq.m. 1055sq.ft.
 GARAGE/STORE ROOM: 23.6sq.m. 254sq.ft.
TOTAL: 121.6sq.m. 1309sq.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

