



2 Beech Close, Pattingham, Wolverhampton, WV6 7BA

BERRIMAN  
EATON

## 2 Beech Close, Pattingham, Wolverhampton, WV6 7BA

A well located link detached, four bedroom family home standing in a small cul-de-sac which lies within easy walking distance of the village centre. The property would benefit from a scheme of refurbishment in order to realise its full potential.

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

2 Beech Close is a family home with spacious accommodation over both ground and first floors. There are two good interlinking reception rooms, a kitchen and a laundry to the ground floor together with four bedrooms to the first floor, an en-suite shower room and a bathroom. The property has been well maintained over the years but would now benefit from a scheme of refurbishment.

### ACCOMMODATION

A double glazed and coloured front door opens into the PORCH with an open doorway and step up to the HALL with a GUEST CLOAKROOM with WC, corner wash basin with cupboard beneath, tiled floor, part tiled walls and an internal window to the garage. There is a through reception room with a LOUNGE with a double glazed bay window to the front, wiring for wall lights and an electric fire with tiled surround and wooden mantle and an open arch leads into the DINING ROOM with double glazed windows and French door to the rear garden. There is a good size BREAKFAST KITCHEN with a range of wall and base units with roll top working surfaces, stainless steel sink and drainer with double glazed window over looking the garden, space for a gas cooker, plumbing for a dishwasher, space for an undermounted fridge, two pantries with shelving and a door to the LAUNDRY with wall and base units with worktop over, stainless steel sink, space for a washing machine and a fridge freezer, an under stairs store area and an internal door to the garage.

The PRINCIPAL BEDROOM SUITE is a good size double room with fitted wardrobes and doors, access to the loft, a double glazed window to the front and an EN-SUITE SHOWER ROOM with a tiled shower cubicle, corner wash basin with vanity cupboard beneath, WC, wood laminate flooring, part tiled walls, a double glazed window and a linen cupboard with shelving. BEDROOM TWO is a good size double with fitted wardrobes, a double glazed window to the rear and BEDROOM THREE is a good size with a double glazed window and BEDROOM FOUR has fitted furniture and a double glazed window to the rear and is currently used as an office. The BATHROOM has a panelled bath with shower over, WC, wash basin set in a vanity shelf with cupboard beneath, part tiled walls, integrated ceiling lighting and a double glazed window to the side.

### OUTSIDE

2 Beech Close sits behind a wide frontage with a gravelled bed with matured plants. There is a DRIVEWAY laid in brick pavements, and a bin store, leading to the GARAGE with an up and over door, concrete floor, cold water supply, electric light and power, wall mounted Worcester Bosch boiler and a courtesy door to the rear.

There is gated side access to either side of the property leading to the PRIVATE REAR GARDEN which wraps around the side and rear of the property which has an area of paving with steps up to a shaped lawn with mature shrubs and flowers to the borders with a further sun terrace to the rear of the garden. To the side there is a large gravelled area which could be used for entertaining, a hot tub terrace or for the construction of a garden cabin.

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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EPC: C

**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.



**2 Beech Close**  
**Pattingham**

HOUSE: 97.1sq.m. 1046sq.ft.  
 GARAGE: 18.0sq.m. 193sq.ft.  
**TOTAL: 115.1sq.m. 1239sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



