



17 Hall End Lane, Pattingham, Wolverhampton, WV6 7BL

BERRIMAN
EATON

17 Hall End Lane, Pattingham, Wolverhampton, WV6 7BL

A fine, family home standing in a large plot of just under 0.2 acres in total which is within easy walking distance of the centre of a highly regarded South Staffordshire village

LOCATION

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

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

DESCRIPTION

17 Hall End Lane is a substantial, family residence providing well proportioned living accommodation over both ground and first floors. The house stands well within its own plot behind a large drive and has a fine garden to the rear. There is a total plot size of a little under 0.2 acres in total which is an excellent plot for a property in this location.

The house is well presented throughout with modern, contemporary kitchen and bathroom suites of quality, double glazing and gas fired central heating together with contemporary doors throughout.

ACCOMMODATION

An oak front door with inset light opens into the PORCH with tiled floor, windows to the front and side and a part glazed door opens into the HALL with Karndean flooring, dado rail, ceiling coving, integrated ceiling light and a GUEST CLOAKROOM with a well appointed suite of WC and vanity unit with wash basin with cupboard beneath, part timber panelled walls to dado, a side window and Karndean flooring. The LOUNGE is a well proportioned living room with patio doors to the garden and a rear window, a living flame coal effect gas fire with granite hearth, painted ceramic tiled slips and marble surround, integrated ceiling lighting and ceiling coving. The DINING ROOM is a well proportioned living room with a window to the front and ceiling coving and there is a SITTING ROOM which could also be an ideal office for those wishing to work from home with a walk in bay window to the front and ceiling coving. There is a fine, contemporary KITCHEN with a part vaulted ceiling with picture window to the rear, a full range of good quality wall and base mounted cabinetry with contrasting break island, all with marble work surfaces, space for a range style cooker with stainless steel splash back and stainless steel extraction chimney above, an under mounted double bowl ceramic sink, an integrated Neff dishwasher, an integrated Neff fridge and freezer, integrated recycling bins, Karndean flooring, French door to the rear patio, integrated ceiling lighting, under unit lighting and a door to the LAUNDRY with coordinating units to those in the kitchen, an undermounted sink, plumbing for a washing machine, space for a tumble dryer, a wall mounted gas fired central heating boiler, Karndean flooring, integrated ceiling lighting and an open doorway into the BOOT ROOM with doors to both the front and rear, Karndean flooring, integrated ceiling lighting and coat hooks.

Stairs from the hall rise to the galleried first floor landing with access to the roof space, coved ceiling and dado rail. The PRINCIPAL SUITE has a large double bedroom with a window overlooking the rear garden, coved ceiling and a door to the luxuriously appointed EN-SUITE BATHROOM with a free standing roll top bath with ball and claw feet, a separate fully tiled shower, pedestal basin and WC, tiled floor and walls and a window to the front. BEDROOM TWO is a good double room in size with two windows to the front and ceiling coving and BEDROOM THREE is also a good double room in size with a window overlooking the rear garden and ceiling coving. BEDROOM FOUR is a good room in size with a window overlooking the rear garden and ceiling coving and the HOUSE BATHROOM has a well appointed suite with a panelled bath with shower over, a vanity unit with twin wash basins with cupboards beneath and a WC with concealed flush, tiled walls, a window to the front, a chrome towel rail radiator and an airing cupboard.

OUTSIDE

17 Hall End Lane stands behind a large and screened frontage with an evergreen front boundary helping to secure privacy, DRIVEWAY laid in tarmac providing ample off street parking, shaped lawns, well stocked and matured beds and borders and a detached GARAGE for two cars.

The REAR GARDEN is of an excellent size with a paved patio to the rear of the property, shaped lawns, well stocked and matured beds and borders, a gravelled terrace and further paved patio to the rear and a superb degree of privacy for a central village property of this nature.

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

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£645,000

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.



**17 HALL END LANE
PATTINGHAM**

HOUSE: 154.7sq.m. 1665sq.ft.
 GARAGE: 28.4sq.m. 306sq.ft.
TOTAL: 183.1sq.m. 1971sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



