



4 Rudge Road, Pattingham, Wolverhampton, South Staffordshire, WV6 7BT

BERRIMAN
EATON

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A beautiful double fronted C18th village cottage that has been fully refurbished to a high standard with a double parking drive and garden. This three story home offers modern living in an idyllic Conservation Area.

Tettenhall - 5.5 miles, Claverley - 5.4 miles, Wolverhampton - 6.9 miles, Wombourne - 6.2 miles, Albrighton - 4.8 miles, Telford - 14.4 miles. (All distances are approximate).

LOCATION

Rudge Road is within easy reach of Pattingham High Street with its full complement of local facilities and highly regarded primary school. There is convenient travelling to the further amenities in Tettenhall Village and the Perton Shopping Centre together with Wolverhampton City Centre and the historic market town of Bridgnorth.

Communications are excellent with Codsall train station providing direct services to Shrewsbury, Birmingham and beyond and the M54 being within easy reach facilitating access to the entire motorway network. With surrounding countryside, there are many public footpaths and bridleways.

OVERVIEW

Completed in November 2023, by a reputable firm, the cottage has retained its character charm yet been styled for modern day living with an open plan area that includes a lantern roof to the kitchen and a dressing room for the principle bedroom. All bathroom and kitchen fittings are quality and tastefully designed. Of further note, the insulation is above building regulation requirements, the windows (including the pretty sash windows) have been replaced with new, double glazed units. The Gas CH boiler has a 10 year warranty and there are certificates for the electrics, tanked cellar, flue, timber and woodworm treatment.

ACCOMODATION

The open plan living space is divided into a cosy living room with a large inglenook fireplace and beams adding to the character and charm. A flue is installed for the owners choice of feature fire. The kitchen hosts a range of integrated appliances including washer/dryer, Bosch fridge/freezer, dishwasher, electric induction hob and electric Neff fan oven. The accompaniment of a lantern sky light and French doors, that open onto the garden, create a bright and spacious feel to the kitchen. There is a guest cloakroom WC which houses the central heating boiler. Off the living room there is a further room which could be adapted to use for a dining room or home office, from which a small staircase leads down to the fully tanked cellar which again could be used for a multitude of purposes.

Stairs rise to the the first floor landing, where there is the new bathroom that includes a separate shower, a double bedroom and a smaller single bedroom.. There is a further second floor to the property which offers a principle bedroom and dressing room with stunning views and Velux window adding to the bright and airy feel.

OUTSIDE

To the rear of the property there is a courtyard that leads to the flat and easily maintainable south-easterly facing garden adjoining the gravelled driveway with parking for two cars. A secure gate gives access to the rear.

SERVICES

We are advised by our client that all main services are connected. Verification should be obtained by your surveyor.

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your solicitors.

COUNCIL TAX

South Staffordshire Council.
Tax Band: D.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

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

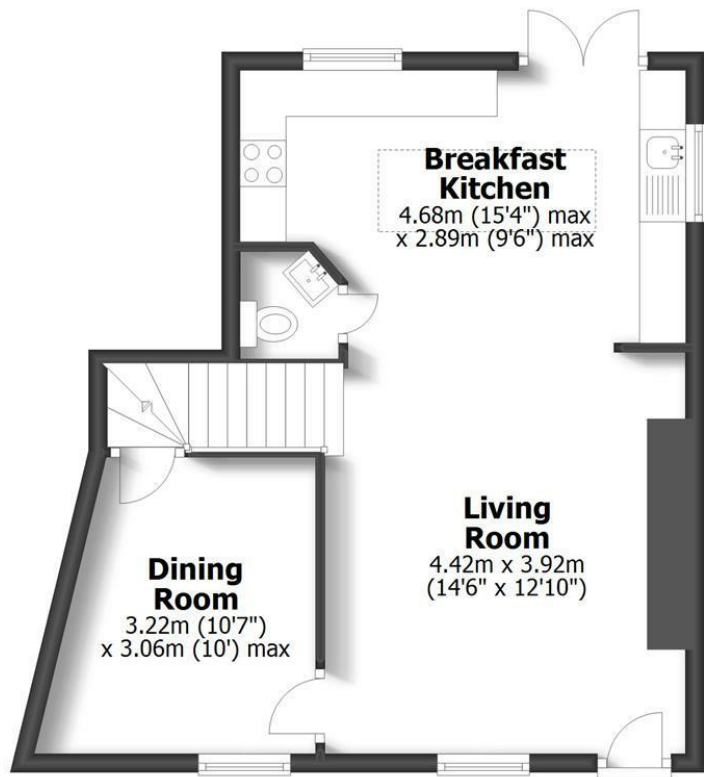
Offers Around
£370,000

EPC: C

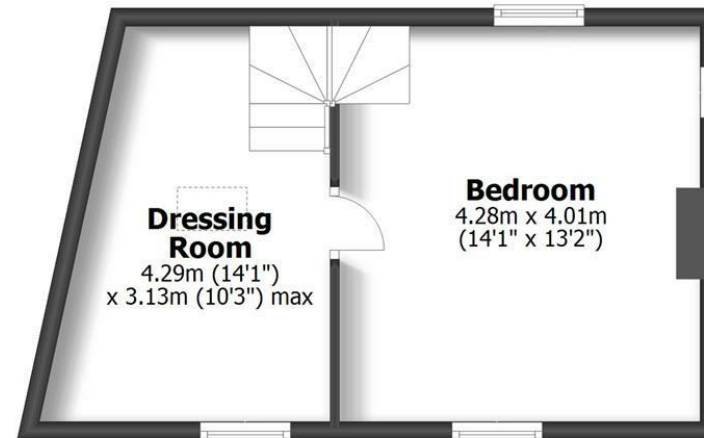
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



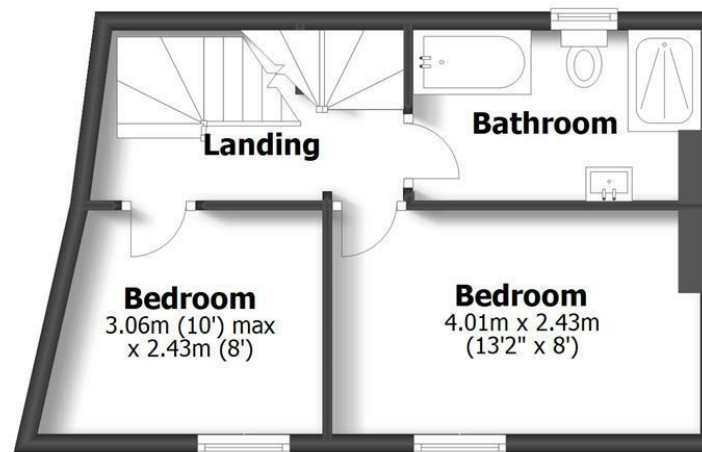
**4 RUDGE ROAD
PATTINGHAM**



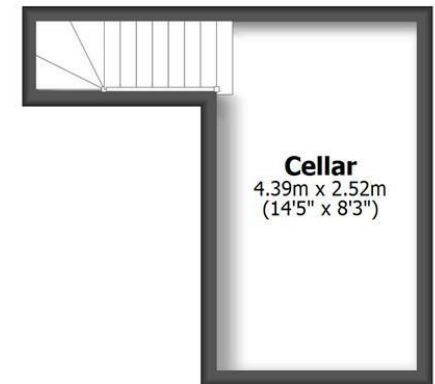
Ground Floor



Second Floor



First Floor



Basement

HOUSE: 103.0sq.m. 1,108.9sq.ft.
CELLAR: 12.8sq.m. 138.7sq.ft.
TOTAL: 115.8sq.m. 1,247.6sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

