



29 Windsor Road, Pattingham, Wolverhampton, WV6 7DR

BERRIMAN
EATON

29 Windsor Road, Pattingham, Wolverhampton, WV6 7DR

An outstanding property standing at the head of a small and exclusive cul-de-sac with delightful views over paddocks and fields. The house has been the subject of an extensive scheme of modernisation over recent years and now provides a fine family home.

LOCATION

29 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.

DESCRIPTION

29 Windsor Road is a superbly appointed family home with stylish accommodation over both ground and first floors. In recent years the property has been the subject of a full scheme of improvement with the installation of new kitchen and bathroom suites, re-wiring, the fitting of a new gas fired combination and central heating boiler and new radiators, the fitting of new internal doors and the property has been replastered throughout.

The property stands in a superb position at the end of the cul-de-sac in a large corner plot with a particularly impressive frontage. The property adjoins paddocks and open land to the side and has a lovely outlook.

ACCOMMODATION

A double glazed front door with double glazed panels to either side opens into the HALL with laminated flooring, integrated ceiling lighting and a useful cloaks and storage cupboard. There is a GUEST CLOAKROOM with a well appointed contemporary suite with a WC with concealed flush and wall mounted vanity unit with inset basin, tiled floor, part tiled walls, integrated ceiling lighting and a double glazed window. Glazed double doors from the hall open into the LOUNGE which is a superbly proportioned room with an ornate fireplace with electric fire, laminated flooring, integrated ceiling lighting and a double glazed window and door into the CONSERVATORY which is fully double glazed with double doors to the garden, tiled floor and a central heating radiator helping to make the room useable all year round. An open door from the hall opens into the DINING ROOM which has a double glazed bow window to the front, wiring for wall lights, laminated flooring and a door opening into the superb BREAKFAST KITCHEN with a comprehensive range of floor mounted units with contrasting wall mounted units above and granite work surfaces, integrated breakfast bar, a Zanussi stainless steel four ring gas hob with built under Zanussi electric oven and stainless steel chimney above, an integrated AEG dishwasher, plumbing for a washing machine, tiled floor, integrated ceiling lighting, a double glazed rear window and an external side door.

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A staircase from the hall rises to the first floor landing with a double glazed side window with lovely open views and laminated flooring. BEDROOM ONE is a good double room in size with a double glazed window to the front and wiring for wall mounted TV, BEDROOM TWO is a good double room in size with integrated ceiling lighting, a double glazed window with views and laminated flooring. BEDROOM THREE is a double room in size with a double glazed rear window and laminated flooring and BEDROOM FOUR is also a good room with laminated flooring, integrated ceiling lighting, a double glazed window and a built in, shelved storage cupboard. The BATHROOM is an excellent room in size with a superb suite with a panelled corner bath with waterfall tap and handheld shower attachment and separate fully tiled shower cubicle with drench head and separate hose, a vanity plinth with wash basin with waterfall tap, tiled floor, tiled walls, integrated ceiling lighting and two double glazed windows.

OUTSIDE

29 Windsor Road stands in a large corner plot with a DRIVEWAY laid in brick pavements affording ample off street parking, a large shaped front lawn with matured beds and borders and privacy hedge. There is a CAR PORT to one side and a charming REAR GARDEN with a paved patio, shaped lawn and a relatively high degree of privacy and side access.

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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.

Broadband – Ofcom checker shows Standard / Superfast is available
Mobile – Ofcom checker shows 3 out of 4 of the main suppliers have voice and data available inside and 2 out of 4 of the main suppliers have enhanced data outside
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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Offers Around
£415,000

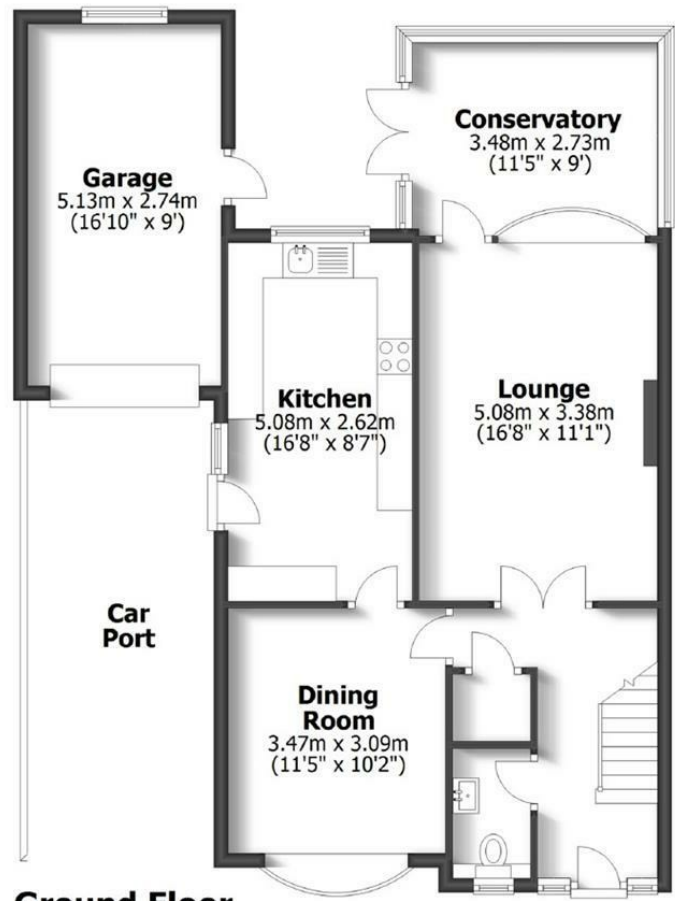
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and 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.

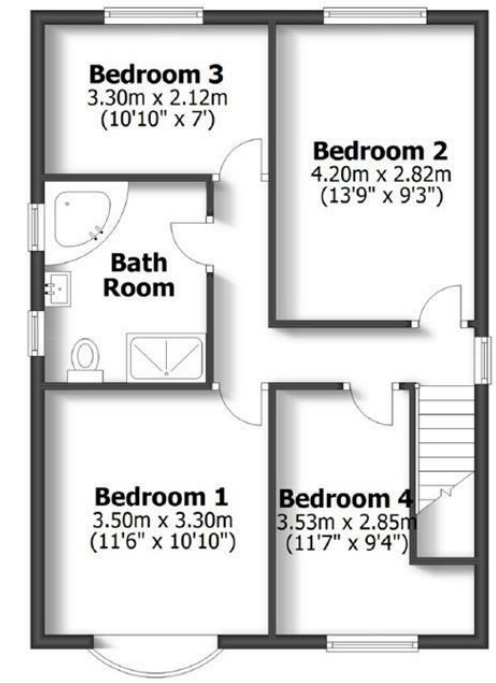


**29 WINDSOR ROAD
PATtingham**

HOUSE: 118sq.m. 1270sq.ft.
 GARAGE: 14sq.m. 151sq.ft.
TOTAL: 132sq.m. 1421sq.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

