



48 Clive Road, Pattingham, Wolverhampton, WV6 7DJ

BERRIMAN
EATON

48 Clive Road, Pattingham, Wolverhampton, WV6 7DJ

A stunning family home which has been completely refurbished in recent years to create a fine home which stands close to the centre of a sought-after South Staffordshire village

LOCATION

The property stands withing easy walking distance of the local facilities the village of Pattingham provides, including a post office, coffee shop, chemist, hair salon, church and a highly regarded primary school. Public transport allows access to further, more comprehensive amenities afforded by Wolverhampton City centre and the historic market town of Bridgnorth which are both within convenient travelling distance.

DESCRIPTION

48 Clive Road was purchased by the current seller in 2019 and, since that time, has been the subject of a comprehensive scheme of remodelling and refurbishment throughout. The house was rewired and replastered throughout, double glazed windows were installed, the kitchen and bathroom suites were replaced and the property was redecorated throughout. The property now provides seamless, contemporary accommodation which is ideal for modern lifestyles.

ACCOMMODATION

A composite front door with double glazed windows to either side opens into the HALL with a door to the CLOAKROOM with a contemporary suite with a WC and vanity unit with wash basin with cupboard beneath, a wall mounted Ideal gas fired central heating boiler, a double glazed window and an understairs storage recess. The SITTING ROOM is of an excellent size with an exposed brick chimney piece with a slate hearth and wood burning stove with oak mantle and display / log storage to one side and a wide double glazed window to the front. The focal point of the ground floor is the superb DINING KITCHEN with the kitchen area having a comprehensive range of wall and base mounted cupboards with a ceramic sink unit, an AEG induction hob with built under AEG electric oven and stainless steel extraction chimney above, an integrated Bosch dishwasher, an integrated Zanussi fridge and freezer, a double glazed window overlooking the rear garden and a double glazed roof lantern, integrated ceiling lighting and a large dining area providing ample space for entertaining with an open doorway leading to a SITTING AREA / OFFICE which is an ideal space for those wishing to work from home with double glazed French doors and windows to the rear garden.

A staircase with turned and painted balustrading rises to the galleried first floor landing with a double glazed side window and access to the roof space. The PRINCIPAL SUITE has a double bedroom with a double glazed window to the front and an EN-SUITE BATHROOM which is stylishly fitted with a freestanding roll top bath with ball and claw feet and a mixer tap with telephone shower attachment, pedestal basin and WC, part panelled walls to dado, tiled flooring, a double glazed window, integrated ceiling lighting and a radiator with towel rail attachment. BEDROOMS TWO AND THREE are both double rooms in size with double glazed windows overlooking the rear garden and the HOUSE SHOWER ROOM has a well appointed suite with a fully tiled shower with waterfall head, a pedestal basin, WC, tiled floor, integrated ceiling lighting, a double glazed window and a chrome towel rail radiator.

OUTSIDE

The house stands behind a deep frontage with a gravelled DRIVEWAY providing ample off street parking, a front lawn and a GARAGE.

There is gated side access over a paved path to the REAR GARDEN which has a full width paved terrace to the rear of the property with a large lawn beyond with stocked beds and borders, a timber garden shed and a garden store to the rear of the garage.

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 and Superfast are available

Mobile – Ofcom checker shows two the four main providers are available indoors and all four main provider cover the area 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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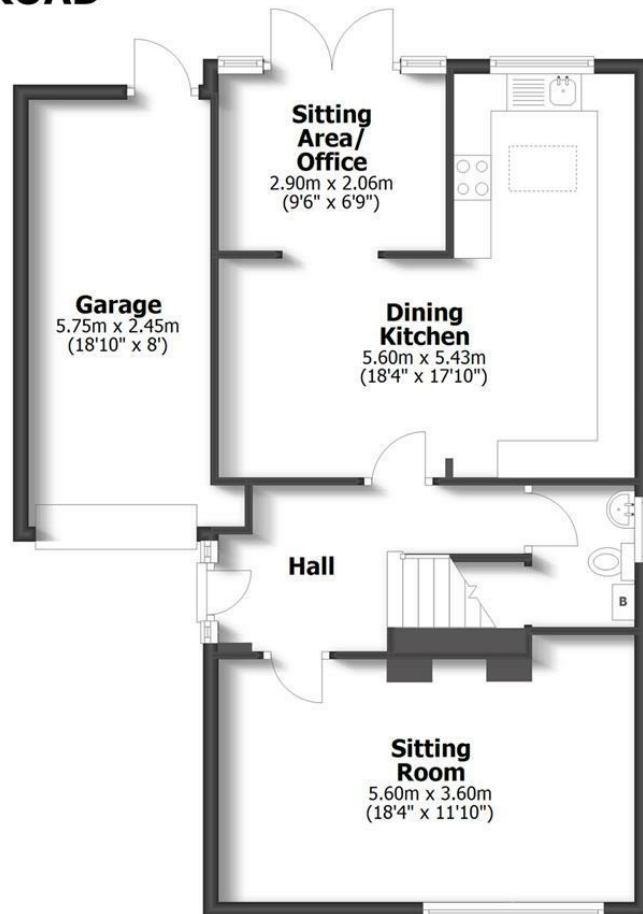
£459,950

EPC: D

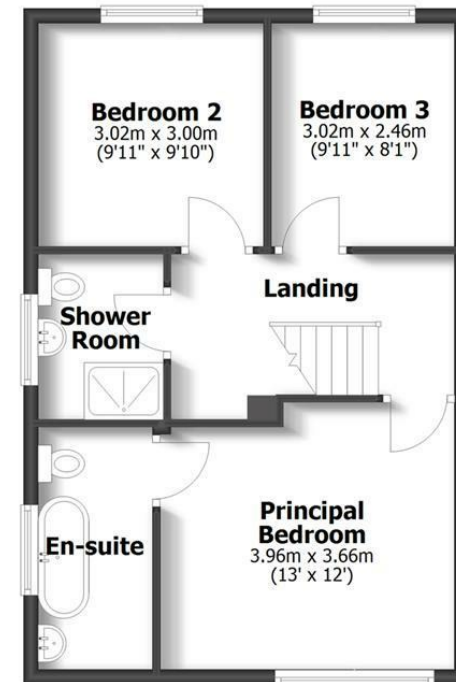
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



**48 CLIVE ROAD
PATTINGHAM**



Ground Floor



First Floor

HOUSE: 109.5sq.m. 1178sq.ft.
GARAGE: 14.3sq.m. 154sq.ft.
TOTAL: 123.8sq.m. 1332sq.ft.

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

