



32 The Greenway, Pattingham, Wolverhampton, WV6 7DF

BERRIMAN
EATON

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A three bedroom semi-detached property that has been well looked after by the current owner but would now benefit from a gentle scheme of refurbishment

LOCATION

32 The Greenway stands within walking distance of the centre of Pattingham Village with its full range of local facilities which are ideal for everyday requirements and which include a convenience store with post office facilities, two pubs both of which have restaurant facilities, a chemist and hairdressers. The open space of the playing fields are nearby, there is a highly regarded primary school within the village itself and convenient travelling to Bridgnorth, Wolverhampton and beyond.

DESCRIPTION

The property offers well proportioned accommodation over both storeys with two reception rooms, a kitchen and a guest cloakroom to the ground floor and three bedrooms and a shower room to the first floor. The property would benefit from a gentle scheme of refurbishment to achieve its full potential. There is a driveway to the front, a garage and a lovely rear garden.

ACCOMMODATION

A double glazed door and side window open into the HALL with a useful understairs storage area and a GUEST CLOAKROOM with WC and double glazed window. A glazed door opens into the LOUNGE with a double glazed picture window to the front, wiring for wall lights and an electric fire set in a formal surround. The DINING ROOM has double glazed patio doors to the rear garden and a serving hatch to the kitchen and the KITCHEN has a range of wall and base units with roll top working surfaces, four ring gas hob with filtration unit above and electric oven beneath, plumbing for a washing machine, a floor mounted gas boiler and a storage cupboard with electricity points and a double glazed door and window to the rear garden.

Stairs from the hall rise to the first floor landing with access to the loft and a useful linen cupboard with hot water tank and slatted shelf. BEDROOM ONE is an excellent size double bedroom with two double glazed windows to the front and built in wardrobes. BEDROOM TWO is a double room with a double glazed window to the rear. BEDROOM THREE is a good size with built in wardrobes and a double glazed window to the rear and the SHOWER ROOM has a double shower, pedestal wash basin, WC, tiled walls and double glazed windows.

OUTSIDE

32 The Greenway sits behind a DRIVEWAY laid in tarmac with a shaped lawn to one side with planted and flowering shrubs and borders. There is a GARAGE with double doors, concrete floor, electric light and power and a courtesy door to the REAR GARDEN with a paved patio to the rear of the property, shaped lawn, planted and flowering beds and borders, an external water supply and a brick built store.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – 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 of the four main providers cover the area inside and all four cover the area externally

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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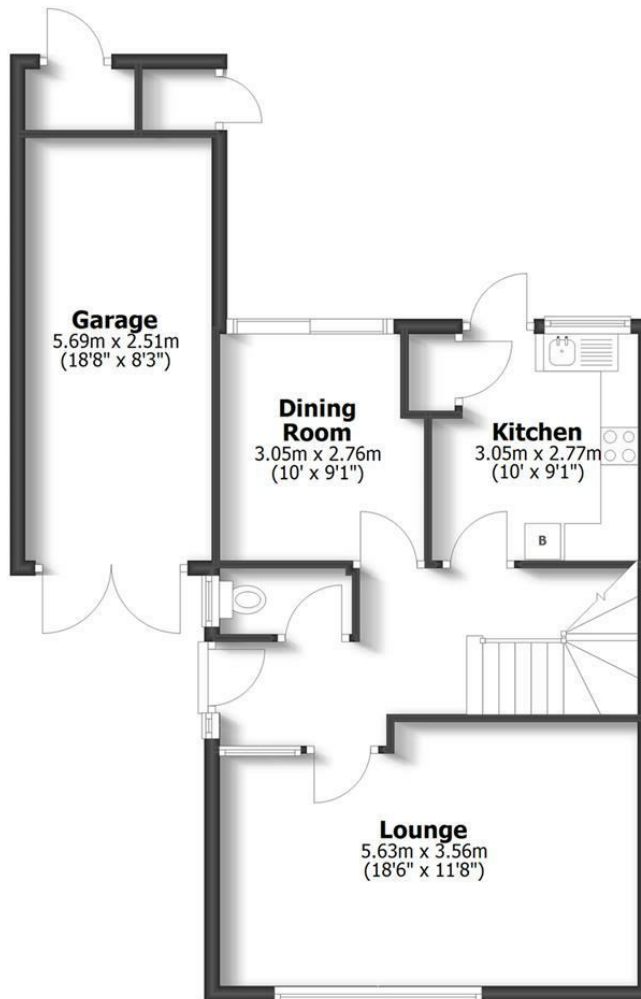
Offers Around
£310,000

EPC: E

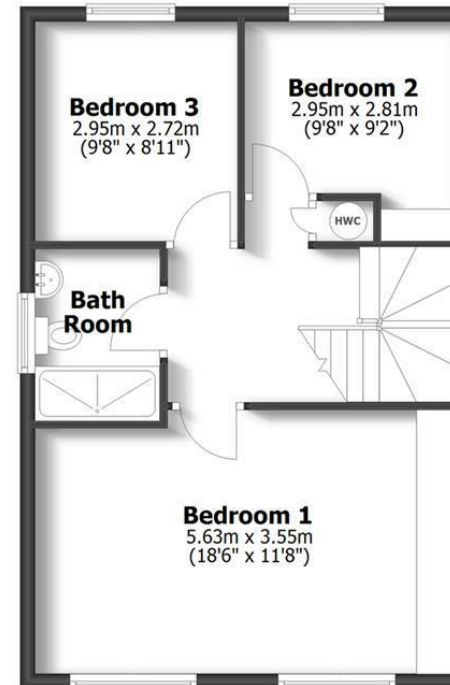
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



32 The Greenway
Pattingham



Ground Floor



First Floor

HOUSE: 98.7sq.m. 1063sq.ft.
 GARAGE: 16.7sq.m. 180sq.ft.
TOTAL: 115.4sq.m. 1243sq.ft.

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

