



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

BERRIMAN  
EATON

## 36 Hall End Lane, Pattingham, Wolverhampton, WV6 7BL

A particularly well located semi-detached property standing close to the heart of a sought-after South Staffordshire village. The house would benefit from a full scheme of modernisation affording buyers the opportunity to make the home "their own".

### LOCATION

Hall End Lane lies off High Street and is within easy walking distance of the centre of Pattingham village with its wide range of local facilities which are ample for everyday needs. The further, more extensive amenities afforded by Wolverhampton City Centre, Albrighton, Codsall and the historic market town of Bridgnorth are all within easy reach and the area is well served by schooling in both sectors with the highly rated St. Chad's Primary School being in the village itself. Communications are excellent with Albrighton and Codsall Train Stations both providing direct services to Shrewsbury, Birmingham and beyond and the M54 being within easy reach facilitating fast access to the entire national motorway infrastructure.

### DESCRIPTION

36 Hall End Lane is a semi-detached house providing well-proportioned, two bedroomed accommodation over ground and first floors.

The house stands within a lovely plot with a charming garden to the rear which enjoys a comparatively high degree of privacy.

The house would now benefit from a full scheme of modernisation allowing purchasers to personalise the property to their own individual tastes and preferences. There is ample scope to extend to the rear should buyers so wish and subject to gaining all of the necessary consents and permissions.

### ACCOMMODATION

An enclosed PORCH with double glazed double doors and double glazed windows has a glazed front door which opens into the HALL with a useful understairs cloaks and storage cupboard. There is an open plan double reception room which incorporates a DINING ROOM with double glazed windows to the front and into the porch and an open arch leading to the SITTING ROOM with a fitted gas fire standing within a stone surround with book and display shelving to either side and a window glazed door which opens into the LEAN-TO CONSERVATORY which is double glazed with a door to the side. There is a small KITCHEN with wall and base mounted cupboards, plumbing for a washing machine, space for an electric cooker and a double glazed window to the side.

Stairs from the hall rise to the first floor landing with a double glazed window to the side and access to the roof space. BEDROOM ONE is an excellent double room in size with double glazed windows to the front and BEDROOM TWO is also a good room in size with a double glazed window overlooking the rear garden. There is a SHOWER ROOM with a fully tiled corner shower, WC and pedestal basin, tiled floor and walls and an airing cupboard with hot water cylinder and shelving together with a double glazed rear window.

### OUTSIDE

The property benefits from a charming frontage with a shaped front lawn with stocked beds and borders and there is a shared side DRIVEWAY leading to OFF ROAD PARKING set within the REAR GARDEN which also has a shaped lawn, a timber garden shed, well stocked beds and borders and a comparatively high degree of privacy for a property of this type and nature in this location.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND C – 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 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.

#### 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](http://www.berrimaneaton.co.uk)

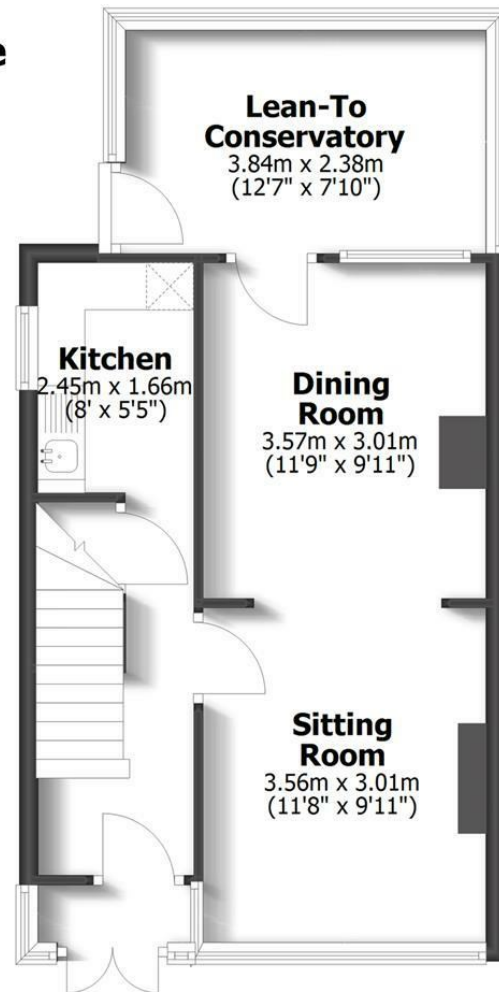
Offers Around  
£235,000

EPC: E

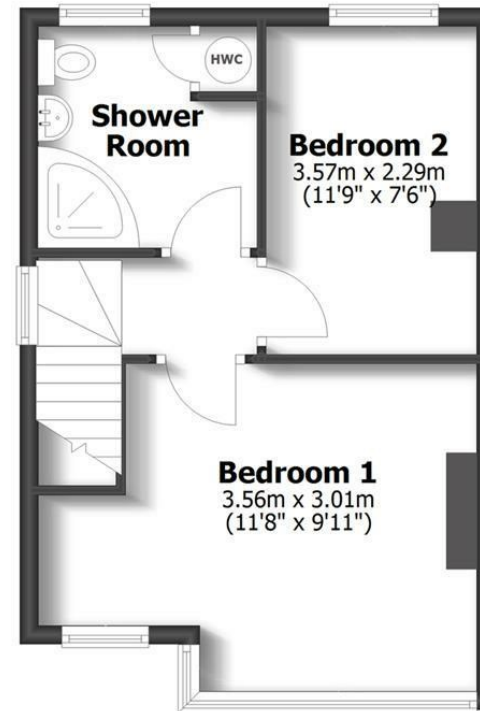
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



**36 Hall End Lane**  
Pattingham



**Ground Floor**



**First Floor**

**TOTAL: 77.2sq.m. 831sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

