



2 The Greenway, Pattingham, Wolverhampton, WV6 7DA

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## 2 The Greenway, Pattingham, Wolverhampton, WV6 7DA

A well presented two bedroom semi-detached property close to the centre of a sought-after South Staffordshire village

### LOCATION

2 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

2 The Greenway was formerly a three bedroom property, but the current owners have knocked through between two bedrooms to create a large principal bedroom with a dressing area. The property benefits from a contemporary kitchen and there is a pretty, cottage style garden to the rear. The driveway to the side offers off road parking and there is a seating area in the front garden with planted beds and screening borders.

### ACCOMMODATION

A double glazed front door with side panels opens into the HALL with Victorian style tiled flooring. The LOUNGE has a dual aspect with double glazed windows to the side and front, a gas log fire with a tiled hearth and wooden mantle, inset shelving and an understairs store. The BREAKFAST KITCHEN has a range of contemporary cream fronted wall and base units with butchers block working surface, an under mounted sink with a double glazed window over, a range of Zanussi appliances including a four ring induction hob with extractor fan above and electric oven beneath, a slimline dishwasher, integrated wine fridge, ample space for dining and double glazed patio doors to the rear garden. From the hall there is a LAUNDRY / GUEST CLOAKROOM with a range of wall and base units with space for an undermounted fridge, freezer and plumbing for a washing machine, a wall mounted Vaillant boiler, WC, pedestal wash basin, tiled flooring and a double glazed window to the rear.

Stairs from the hall rise to the first floor landing with access to the loft. BEDROOM ONE is a good size double and was previously both the first and third bedrooms but has been knocked through to create a DRESSING AREA, there is a dual aspect with double glazed windows to both the front and side and built in wardrobes. BEDROOM TWO is also double in size with built in wardrobes, wiring for wall lights and a double glazed window to the rear and the BATHROOM has a Jacuzzi style bath with assisted entry with shower over, a pedestal wash basin, WC, tiled floor, integrated ceiling lighting, heated ladder towel rail, a linen cupboard with slatted shelving with store beneath and a double glazed window.

### OUTSIDE

2 The Greenway sits behind a DRIVEWAY laid in paving slabs with an area of front garden with maturing shrubs in gravel beds and screening shrubs to the borders. There is gated side access to the Cottage style GARDEN with a paved patio with a low rise wall and steps leading to a further patio with planted and flowering beds and borders, a seating area and a concealed area for composing or a kitchen garden and a shed. The garden benefits from an external cold water supply and external lighting.

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 and Superfast are available

Mobile – Ofcom checker shows one of the four main providers have likely coverage indoors with all four having likely coverage outdoors.

#### Tettenhall Office

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

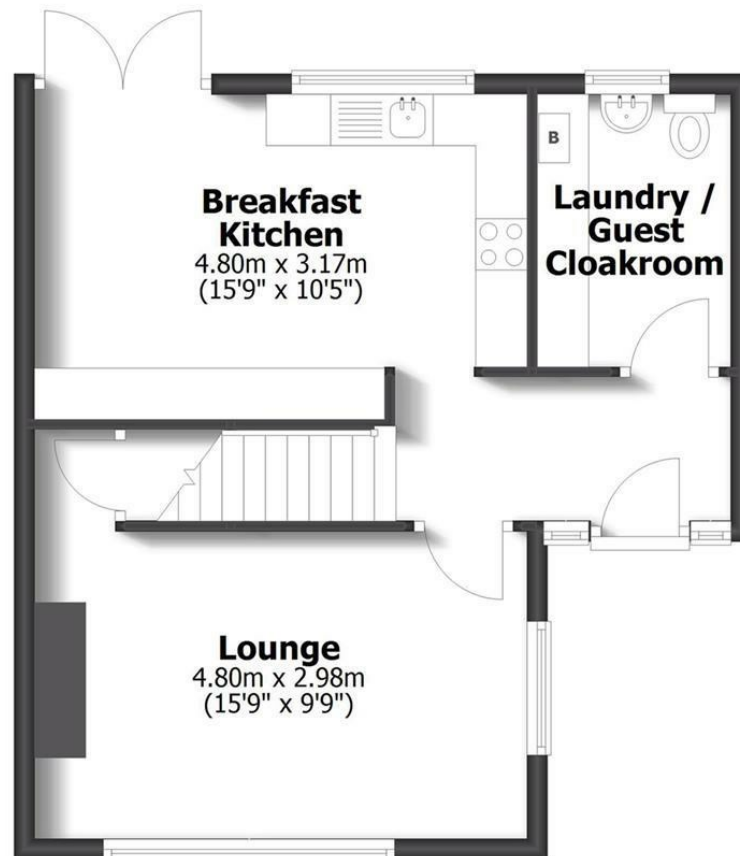
Offers Around  
£249,950

EPC: D

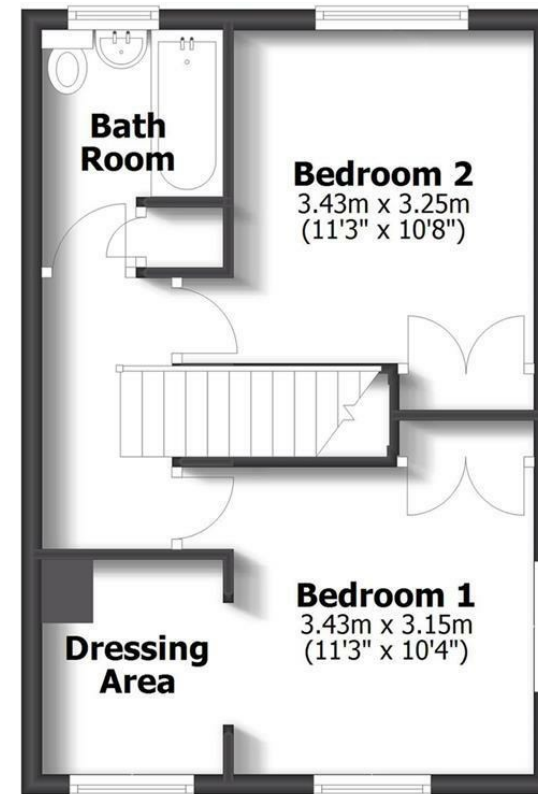
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## 2 The Greenway Pattingham



**Ground Floor**



**First Floor**

**TOTAL: 78.6sq.m. 846sq.ft.**

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

