



16 Rudge Road, Pattingham, Wolverhampton, WV6 7BT

BERRIMAN
EATON

16 Rudge Road, Pattingham, Wolverhampton, WV6 7BT

A skilfully extended and beautifully presented family home standing on the fringes of a highly regarded and much sought after South Staffordshire village

LOCATION

Rudge Road lies in a picturesque South Staffordshire setting and yet is within easy reach of the centre of Pattingham with its full complement of local facilities and highly regarded primary school. There is convenient travelling to the further amenities afforded by Tettenhall Village and the Perton Shopping Centre together with Wolverhampton City Centre and the historic market town of Bridgnorth.

Communications are excellent with Codsall train station providing direct services to Shrewsbury, Birmingham and beyond and the M54 being within easy reach facilitating access to the entire motorway network. Furthermore, the area is particularly well served by schooling in both sectors.

DESCRIPTION

16 Rudge Road is a stylish residence providing well proportioned and flexible living accommodation over two floors. The property was skilfully extended and renovated by the current sellers in 2019 / 2020 to create a family home of much note. The focal point of the ground floor is the outstanding living kitchen which features a cantilevered extension to the rear with two banks of bifold doors which fully open to create a delightful open plan reception space.

There is the flexibility of use to the ground floor with the potential to utilise one of the rooms as a ground floor bedroom suite with adjoining shower room should buyers so wish and it would be straightforward to partition the first floor to create a dedicated en-suite to the main bedroom. The house has been appointed to an excellent standard with kitchen and bathroom suites of quality and double glazing.

ACCOMMODATION

A timber framed, tile hung and gable PORCH has a composite front door opening into the HALL with laminated flooring and a built in cloaks and storage cupboard. The LOUNGE has a walk in, square bay window to the front, a cast iron wood burning stove set within a recess with wooden mantle above, integrated ceiling lighting and an interconnecting door to the living kitchen which is an incredibly effective room. The KITCHEN AREA has a full range of wall and base mounted cabinetry and coordinating centre island, all with granite working surfaces, space for a range style cooker with tiled splash back and stoves extraction chimney above, an integrated dishwasher and an understairs store. The SEATING AND DINING AREA has bifold doors which fully open under a cantilevered roof to "bring the garden into the house", wiring for a wall mounted TV with the entire room having laminated flooring and integrated ceiling lighting. An INNER HALL leads to the SITTING ROOM / BEDROOM FIVE with a window to the front, wiring for a wall mounted TV, integrated ceiling lighting and a door to a SHOWER ROOM which is fitted out in a wet room style with a shower and pedestal basin, part tiled walls, integrated ceiling lighting and a door to a CLOAKROOM with a white suite of WC and wall hung wash basin, integrated ceiling light and part tile wall. There is an adjoining LAUNDRY with coordinating cupboards to those in the kitchen again, with granite surfaces, plumbing for a washing machine, space for a tumble dryer, laminated flooring, integrated ceiling lighting and a rear window and garden door.

A staircase from the hall rises to the first floor landing with access to the roof space and integrated ceiling lighting. BEDROOM ONE is a large double room in size with a window over the front with open views over fields and farmland together with open fronted wardrobes with hanging rails, drawers and shelving. There is an adjoining BATHROOM with a well appointed suite with a fully tiled corner shower, dual ended bath, pedestal basin with backlit sensor mirror above and WC, part tiled walls, heated ladder towel rail, integrated ceiling lighting and a window. NB This section of the house could easily be partitioned to create a self contained principal bedroom suite should buyers so wish. BEDROOM TWO is a good double room in size with a window to the front with far reaching views. BEDROOM THREE is also a good double room in size with a window overlooking the rear garden and wiring for a wall mounted TV and BEDROOM FOUR is a well proportioned room with a window to the front, integrated ceiling lighting and built in over stairs linen cupboard. There is a SHOWER ROOM with a well appointed suite with a fully tiled corner shower, WC and pedestal basin, part tiled walls, integrated ceiling lighting, towel rail radiator and window.

OUTSIDE

The property stands well back from the road with a DRIVEWAY providing off street parking together with a shaped front garden area with matured evergreen bushes helping to secure privacy.

There is side access from the front to the matured REAR GARDEN with an extensive, decked entertainment terrace to the rear of the house, a shaped lawn, paved patio, well stocked and matured beds and borders and a timber garden shed. There is external lighting, power supply and cold water tap.

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 there is likely and limited coverage indoors with all four main providers having likely coverage outdoors.

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

The long term flood defences website shows very low

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

Offers Around
£545,000

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.



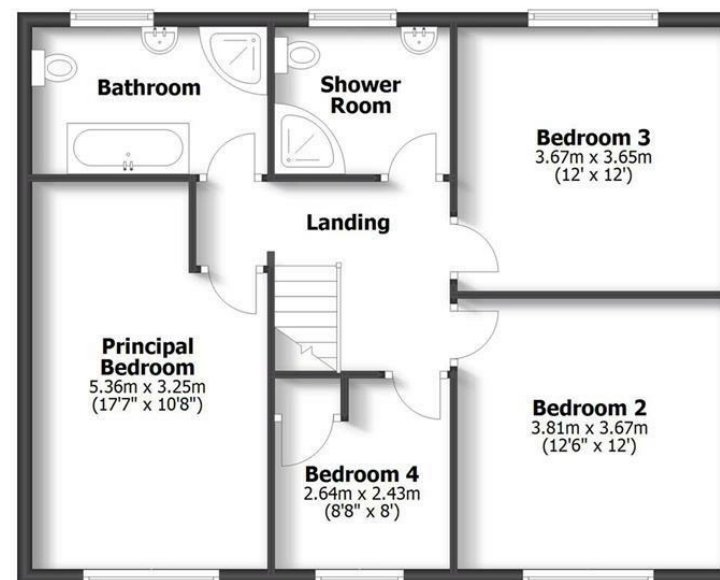
16 RUDGE ROAD PATTINGHAM



Ground Floor

TOTAL: 159.2sq.m. 1713sq.ft.

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



First Floor

