



16 Moor Lane, Pattingham, Wolverhampton, Staffordshire, WV6 7DL

BERRIMAN  
EATON

# 16 Moor Lane, Pattingham, Wolverhampton, Staffordshire, WV6 7DL

A well-presented and generously proportioned semi-detached home standing within easy walking distance of the village centre

## LOCATION

Moor Lane is within easy reach of Pattingham High Street 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

The property comprises a well-maintained semi-detached residence with spacious accommodation providing two reception rooms a good-sized dining kitchen, well-appointed with ample storage, to the first floor there are three bedrooms, along with a modern family bathroom.

Externally, the property benefits from off-street parking, garage to the rear, a lovely, enclosed garden with shaped lawn, paved patio and well stocked borders. The property also benefits from double glazing and gas central heating.

## ACCOMMODATION

A double glazed door opens into the PORCH having double glazed windows and a further door into the HALL with storage cupboard and door to the LOUNGE having double glazed bay window to the front, feature fireplace with gas fire and double doors opening into the DINING KITCHEN comprising wall and base mounted shaker style units with fitted worktop, coordinating island with breakfast bar and additional cupboards, integrated oven with hob and extractor fan above, dishwasher, space for an American style fridge freezer and washing machine, inset ceiling down lighters, laminate flooring, double glazed window and double glazed sliding doors to the CONSERVATORY with tiled flooring, double glazed windows and door to the rear.

Stairs rise to the first floor LANDING with airing cupboard. BEDROOM ONE is a double room with double glazed front window and fitted wardrobes. BEDROOM TWO is a double room with double glazed window to the rear elevation and BEDROOM THREE has a double glazed window to the front. The BATHROOM has a panelled bath with rainfall shower over, wash hand basin, WC, double glazed rear window, and chrome heated towel rail.

## OUTSIDE

To the front of the property, a gravelled and concrete DRIVEWAY provides ample off-street parking, leading to a CARPORT and GARAGE offering excellent storage space. Gated side access leads to the private, south-facing REAR GARDEN, featuring a paved patio area, a brick-built store with WC, and a shaped lawn bordered by well-stocked beds.

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 data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

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 risk.

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### Bridgnorth Office

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### Lettings Office

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### Wombourne Office

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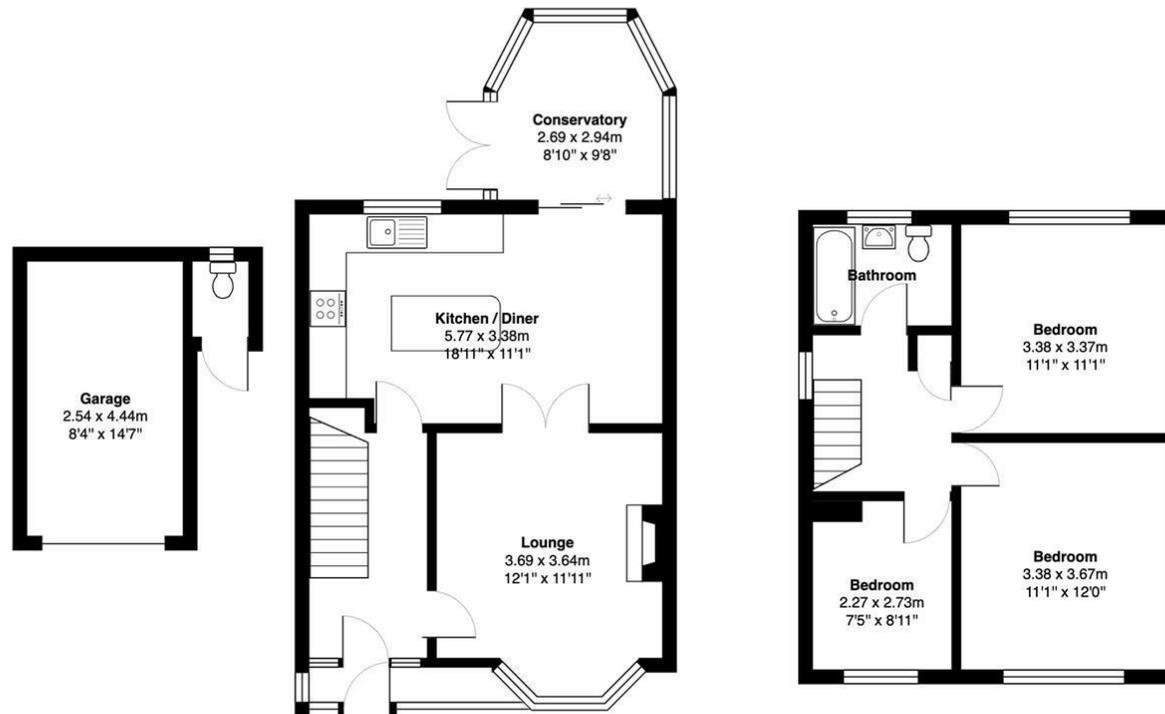
wombourne@berrimaneaton.co.uk

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

Offers Around  
£335,000

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.



Total Area: 106.6 m<sup>2</sup> ... 1148 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

