

12 Rudge Road, Pattingham, Wolverhampton, WV6 7BT

BERRIMAN EATON



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An immactulately presented four bedroom detached property which has been extended to provide rooms of generous proportion throughout.

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

12 Rudge Road has been much improved and extended by the current owners providing a superb layout with stylish interior design and high quality finishes. To the ground floor is a lounge, excellent dining kitchen with a range of integrated appliances, a laundry with coordinating units to the those in the kitchen and a guest cloak room. On the first floor there are four good size bedrooms and two well-appointed bath/shower rooms. The property also benefits from ample off street parking, a useful storeroom and enclosed garden to the rear.

ACCOMMODATION

A double glazed door with side panel opens into the RECEPTION HALL with herringbone flooring, wall panelling, storage cupboard and a door opening into the LOUNGE with inset ceiling lights and double glazed bay window to the front with fitted window seat below. A further door from the hall opens into the DINING KITCHEN which is an outstanding size comprising a comprehensive range of wall and base mounted shaker style units with fitted granite working surfaces and centre island with further cupboard space, slim line wine cooler and breakfast seating, integrated oven and hob with extractor unit above, space for an American style fridge freezer, Belfast sink, inset ceiling lights, double glazed sky light, windows and bifold doors to the rear and a door to the LAUNDRY comprising base mounted units with fitted working surface, stainless steel sink and drainer, inset ceiling lights, double glazed window and stable door to the rear, there is a built in storage cupboard housing a wall mounted gas central heating boiler and GUEST CLOAKROOM with wash basin and vanity cupboards below, WC and double glazed side window.

Stairs rise to the first floor landing with loft access and airing cupboard. BEDROOM ONE is a double room in size with double glazed window to the front elevation. There are a FURTHER THREE GOOD SIZE BEDROOMS with double glazed windows. The BATHROOM comprises a freestanding bath with shower hose, a separate shower cubicle, wash hand basin with vanity draws beneath, inset ceiling lights and a double glazed rear window. The SHOWER ROOM has a twin vanity with wash basins and cupboards below, tiled shower cubicle, WC and double glazed window to the rear elevation.

OUTSIDE

The property stands behind a generous frontage affording off street parking for several vehicles and STOREROOM with internal door to the laundry. There is gated access leading to the landscaped REAR GARDEN with a paved terrace and shaped lawn.

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 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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01902 326366
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www.berrimaneaton.co.uk

Offers Around
£520,000

EPC: C

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.

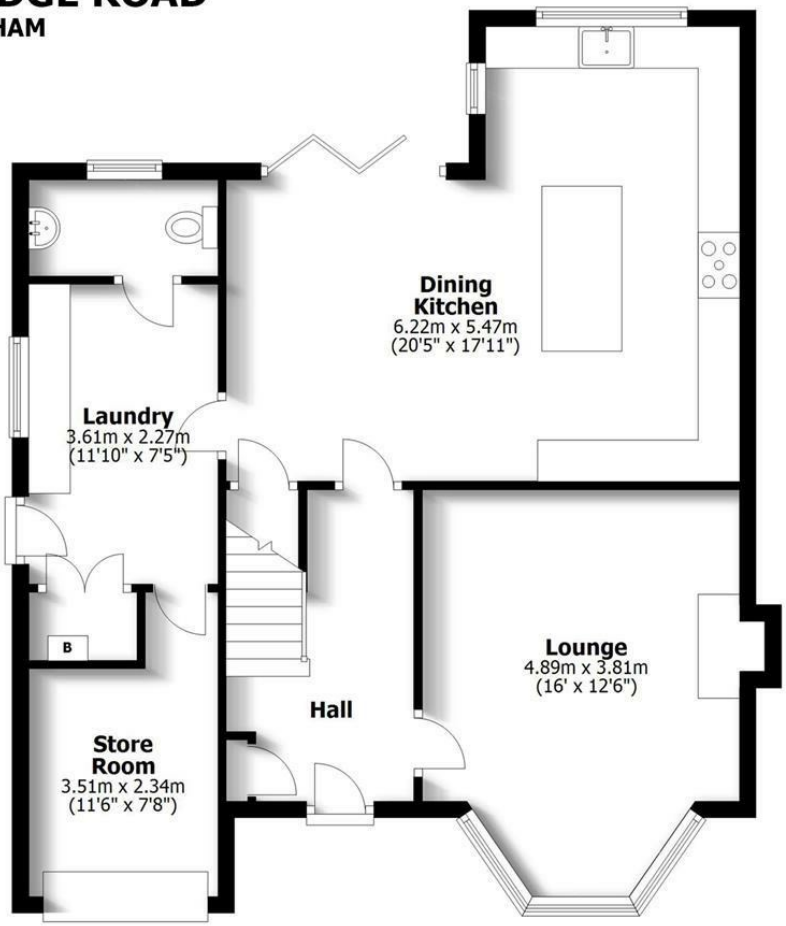




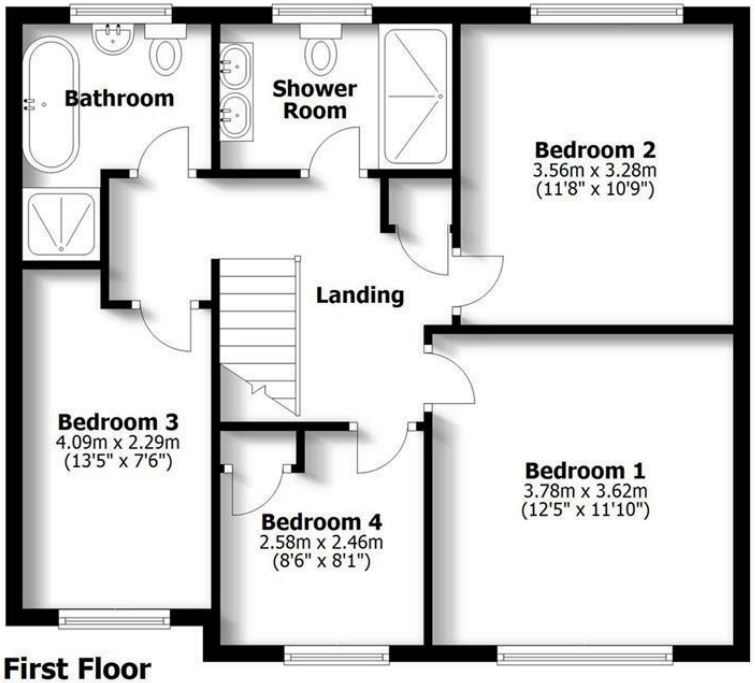

12 RUDGE ROAD
PATTINGHAM

HOUSE: 129.4sq.m. 1393sq.ft.
STORE ROOM: 6.7sq.m. 72sq.ft.
TOTAL: 136.1sq.m. 1465sq.ft.

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



Ground Floor



First Floor







