2 The Pastures, Perton, Wolverhampton, WV6 7UJ

BERRIMAN
EATON

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A particularly well located and well-proportioned family home standing in a sought after address within a highly regarded area.

LOCATION

The Pastures is a small cul-de-sac in a highly regarded address within Perton which is renowned for its excellent facilities and superb schooling. The further amenities afforded by Tettenhall and Codsall Village Centres are nearby, and Wolverhampton City Centre is within convenient travelling distance and rail services run from Codsall Station with direct connections to Birmingham.

DESCRIPTION

2 The Pastures is a beautifully presented and well maintained family home with generously proportioned accommodation. The property benefits from well-appointed kitchen and bathroom suites, double glazing and there is gas fired central heating. The property stands in a superb corner plot with a large frontage providing off street parking and a good size garden to the rear which enjoys a good degree of privacy.

ACCOMMODATION

A double glazed door opens into the HALL with a GUEST CLOAKROOM having a wash basin, WC and double glazed front window. The LOUNGE is a generous size with a double glazed walk in bay window to the front, feature fireplace with gas fire and glazed doors open into the DINING ROOM with double glazed doors to the CONSERVTORY with tiled flooring, double glazed windows and French doors to the rear. The BREAKFAST KITCHEN comprises a comprehensive range of wall and base mounted units with fitted working surfaces, a coordinating centre island with breakfast bar and additional cupboard space, ceramic sink and drainer, intergrated appliances including an oven, hob with extractor above, fridge, dishwasher, there is an understairs storage cupboard, double glazed rear window, a door to the side and a door to the UTILITY with space for a washing machine and tumble dryer, stainless steel sink and drainer and door to the short garage.

Stairs rise to the first floor LANDING with a built in airing cupboard. The PRINCIPAL BEDROOM SUITE comprises a double room with double glazed windows to the front and an ENSUITE SHOWER ROOM with shower cubicle, wash basin, WC and double glazed side window. The SECOND BEDROOM SUITE is a double room with double glazed front windows, fitted wardrobe and ENSUITE SHOWER ROOM with shower cubicle, wash basin, WC and double glazed side window. There are a further THREE BEDROOMS with double glazed windows. The BATHROOM comprises a panelled bath with shower over, wash basin, WC, integrated ceiling lights and a double glazed side window.

OUTSIDE

The property stands on a superb corner plot affording off street parking and a short GARAGE providing ample storage space. Gated side access to the GARDEN with shaped lawn, a range of shrubbery and paved patio.

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, Superfast and Ultrafast 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 low risk.

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Offers Around
£469,950

EPC: E

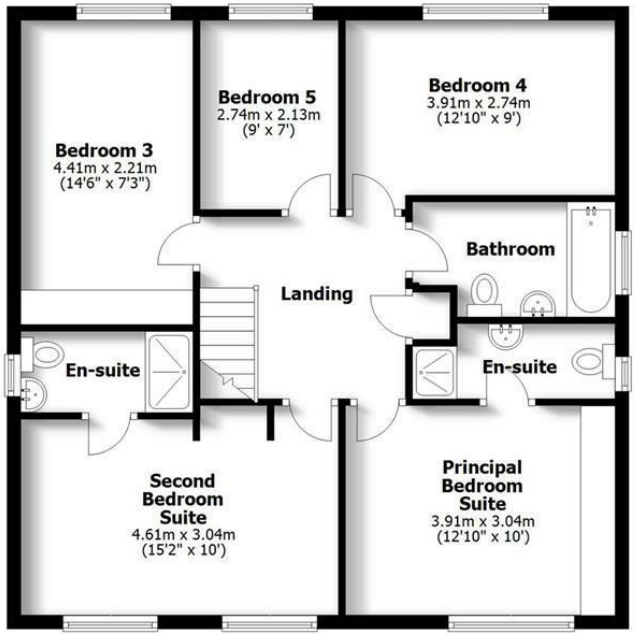
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

2 THE PASTURES
PERTON

HOUSE:	153.4sq.m.	1652sq.ft.
GARAGE:	8.8sq.m.	95sq.ft.
TOTAL:	**162.2sq.m.**	**1747sq.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