**Westview, 30 Wolverhampton Road, Pattingham, Wolverhampton, WV6 7AF**

BERRIMAN
EATON

## Westview, 30 Wolverhampton Road, Pattingham, Wolverhampton, WV6 7AF

A beautifully positioned and particularly private single storey, three bedroomed residence
which has been fully refurbished in recent years to provide a comfortable home of much note and distinction
in a large plot of approximately 0.25 acres in total.

# WESTVIEW
## 30 WOLVERHAMPTON ROAD, PATTINGHAM

| | | |
|---|---|---|
| HOUSE: | 134.2sq.m. | 1444sq.ft. |
| GARAGE BLOCK: | 46.2sq.m. | 498sq.ft. |
| **TOTAL:** | **180.4sq.m.** | **1942sq.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**

## LOCATION

30 Wolverhampton Road lies close to the centre of Pattingham which is a highly regarded village with an active community and vibrant centre. There is a shopping parade catering for everyday needs and there is easy access to the more extensive amenities afforded by Tettenhall Village, the Perton shopping centre and Wolverhampton City Centre.

Communications are excellent with the local rail services running from Codsall station with mainline connections in Wolverhampton, the M54 facilitating fast access to Birmingham and beyond and local bus services running from the village itself. The area is well served by schooling in both sectors with a highly regarded primary school being located in the village centre.

## DESCRIPTION

Westview is an outstanding, residence which provides well balanced and well proportioned living accommodation over a single storey.

The house stands in a very private location and yet stands within the heart of the village and benefits from an excellent frontage and a charming garden to the rear.

In recent times the house has been remodelled and refurbished in conjunction with highly regarded specialists Ironbridge Interiors to create a bungalow of distinction with beautifully appointed kitchen and bathroom suites and tasteful décor.

Whilst the property itself provides fine accommodation in its own right there is the additional benefit of a detached garage block which comprises a double garage together with an adjoining room which is currently utilised as a home office but which could be used for a variety of different purposes.

## ACCOMMODATION

An enclosed, double glazed PORCH has a double glazed front door with matching side panels which open into the HALL with oak flooring, ceiling coving and a built in cloaks and storage cupboard. The SITTING ROOM has a double glazed bow window to the front, a chimney breast with flush fitted, contemporary living flame log effect gas fire and oak flooring. The focal point of the living space is the superb DINING / KITCHEN which has ample space for either dining or seating areas together with a well appointed kitchen end with a comprehensive range of wall and base mounted cabinetry with quartz working surfaces and a coordinating centre island with a range of integrated appliances including a Bosch five ring gas hob, a Neff electric oven, a Neff combination microwave and oven, a Neff dishwasher and a Neff wine cooler and a built in wine rack, an undermounted sink with Insinkerator waste disposal unit, integrated ceiling lighting, wiring for a wall mounted TV and two windows to the front. There is an adjoining LAUNDRY with wall and base mounted units, plumbing for a washing machine and space for a tumble dryer set in a fitted tower stacking unit with shelving above, a sink, a double glazed side door and window and a store cupboard with wall mounted gas fired central heating boiler.

The PRINCIPAL SUITE has a double bedroom with a window overlooking the rear garden, a wide bank of fitted wardrobes, coved ceiling and a well appointed EN-SUITE SHOWER ROOM with a walk in shower with waterfall head and separate hose, a wall hung wash basin with cupboard beneath and automatic light, a WC, part tiled walls, integrated ceiling lighting, a mirror fronted corner store cupboard and a double glazed window. BEDROOM TWO is a good double room in size with a window overlooking the rear garden, fitted, mirror fronted wardrobes and coved ceiling. BEDROOM THREE is currently used as a further living room but is a good double bedroom in size with French doors to the rear garden together with a window to the side, wiring for a wall mounted TV and ceiling coving. The BATHROOM has a stylish suite with a panelled bath, walk in shower with waterfall head and separate hose, WC and vanity unit with inset wash basin with cupboards beneath, part tiled walls, integrated ceiling lighting, a towel rail radiator and two rear windows.

## OUTSIDE

Westview is approached through a very long, private DRIVEWAY leading off the High Street with a gate opening onto a substantial, gravelled, parking forecourt. There is an extensive, paved entertaining terrace to the front of the house providing a private al fresco seating and dining area.

There is a DETACHED GARAGE BLOCK incorporating a double garage with remote controlled elevating door and concrete floor. There is an adjoining office with a light corner aspect with windows to the front and side, tiled flooring, integrated ceiling lighting and ceiling coving. NB this room could be utilised for a variety of different purposes including garden room, leisure room or gym.

There is gated access to either side of the property from the front over a paved path to the REAR GARDEN which enjoys an excellent degree of privacy with a shaped lawn, paved patio, matured evergreen trees, a timber garden shed, an external cold water supply and external electricity supply.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – 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 very low risk.

## DIRECTIONS

Using the What3words app ///copycat.students.presides

Offers Around £635,000 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.

Gone with the Wind
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