9 Wolverhampton Road, Pattingham, Wolverhampton, WV6 7AF

BERRIMAN
EATON

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A well located four bedroom family home and adjoining,
self contained one bedroom annex in the centre of a sought after South Staffordshire village.

LOCATION

9 Wolverhampton Road stands 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

9 Wolverhampton Road is a well proportioned family home providing excellent four bedroomed accommodation over two storeys with well balanced living accommodation to the ground floor.

Adjoining the property to the side is a self contained annex making the house ideal for multi generational living.

The house is well presented throughout with a particularly stylish and contemporary bathroom and double glazed windows.

The property enjoys an impressively wide frontage to Wolverhampton Road with a driveway leading to the garages and a second driveway to the left hand side.

ACCOMMODATION

A panelled front door with inset fan light opens into the HALL with an under stairs cloaks and storage cupboard and a GUEST CLOAKROOM with fitted suite of WC and wash basin set within a vanity unit with cupboard beneath and a window. There is an L-shaped RECEPTION ROOM with a light through aspect with windows to the front and rear together with a French door to the garden, a fireplace with painted brick surround and granite hearth together with coving to the ceiling. There is an internal DINING ROOM with part timber panelled walls, ceiling coving and an open arch into the KITCHEN with a full range of wall and base mounted cupboards, space for a range cooker with filtration unit above, an integrated dishwasher and windows and a door to the garden.

A staircase from the hall rises to the first floor landing with a window to the front and a shelved linen cupboard and a built in wardrobe. BEDROOM ONE is a good double room in size with fitted bedroom furniture including ample wardrobe provision, a kneehole dressing table, coordinating bedside tables and a chest of drawers together with a vanity unit with inset wash basin with cupboard beneath, a rear window and ceiling coving. BEDROOM TWO is a double room in size with fitted wardrobes with cupboards above and a central shelved display unit together with ceiling coving. BEDROOM THREE is a good double room in size with a window to the rear and fitted wardrobes together with ceiling coving and BEDROOM FOUR is a good room in size with ceiling coving and a window to the front. The BATHROOM has a modern suite with a panelled bath with shower over, WC and vanity unit with wash basin with cupboards beneath, tiled floor, tiled walls, integrated ceiling lighting, a window to the front and a chrome towel rail radiator.

A glazed door from the dining room opens into a LAUNDRY with plumbing for a washing machine, space for a tumble dryer, ceramic sink and a wall mounted Worcester Bosch gas fired central heating boiler. There is a SITTING ROOM / STUDY with a window to the front and integrated ceiling lighting and a UTILITY ROOM with laminated flooring and rear window. A door opens into the ANNEX with an independent front door and windows opening into the HALL, a LIVING ROOM with two windows to the side and a KITCHENETTE with wall and base mounted cupboards and a stainless steel sink. There is a BEDROOM with a window to the front, wash basin set within a vanity unit with cupboard beneath and tiled splash back and a SHOWER ROOM with a fully tiled shower, WC and wash basin, integrated ceiling lighting and tiled floor.

OUTSIDE

The property stands behind a wide frontage to Wolverhampton Road with TWO DRIVEWAYS providing ample off street parking and a GARAGE with a remote controlled roller shutter door, concrete floor, electric light and power and a workshop to the rear.

The GARDEN has two shaped lawns, a terrace laid in brick paviours with pergola above, stocked beds and borders and an external cold water 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.

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Wombourne Office
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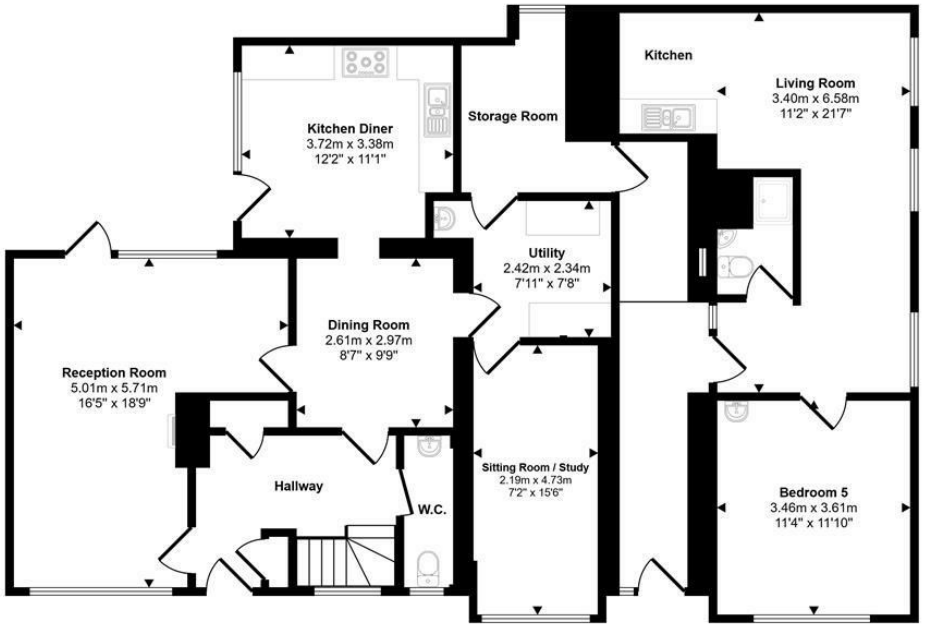
www.berrimaneaton.co.uk

Offers Around
£525,000

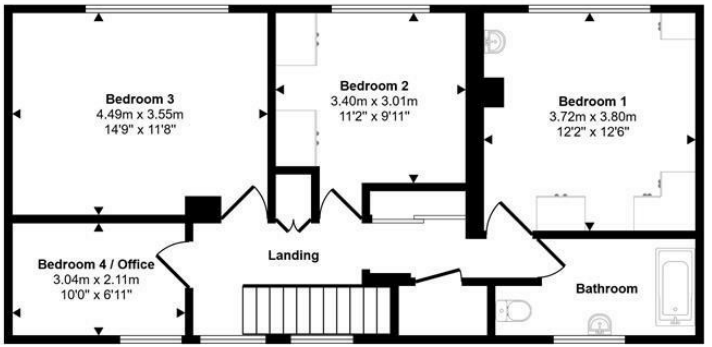
EPC: D

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.

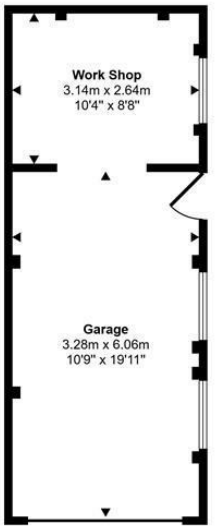
Approx Gross Internal Area
238 sq m / 2565 sq ft



Ground Floor
Approx 141 sq m / 1513 sq ft



First Floor
Approx 69 sq m / 747 sq ft



Garage
Approx 28 sq m / 306 sq ft