3 Windsor Road, Pattingham, Wolverhampton, WV6 7DR

BERRIMAN
EATON

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A well presented five bedroom detached family home in a sought after village location

LOCATION

3 Windsor Road stands in a superb central village position within easy walking distance of the wide variety of local facilities provided by the village centre itself together with the highly regarded primary school which is much sought after.

Pattingham Village is within easy reach of Bridgnorth and Wolverhampton with local rail services running from Albrighton and Codsall Stations and with excellent schooling available in both sectors.

DESCRIPTION

3 Windsor Road is a good size family with contemporary kitchen and bathroom suites with well proportioned accommodation over both ground and first floors. There is flexible accommodation over the ground floor with a large lounge, dining room / play room along with an open plan kitchen with dining area and a utility off. The first floor accommodation has a principal suite along with four further bedrooms and a bathroom.

The property benefits from ample parking to the front along with a garage, gas central heating, double glazing and a low maintenance rear garden.

ACCOMMODATION

An open porch has a composite glazed front door opening into the HALL with Karndean flooring and a storage area under the stairs. Double doors open into the LOUNGE with integrated ceiling lighting, wiring for a wall mounted TV, a double glazed bay window to the front and a door to a cloaks lobby with a further door into the GUEST CLOAKROOM with WC, pedestal wash basin, tiled floor and walls and a double glazed window. A door from the hall opens into the dual aspect DINING ROOM / PLAYROOM with a double glazed window to the side and double glazed French doors opening into the rear garden, wiring for a wall mounted TV, integrated ceiling lighting and bifold doors to the DINING KITCHEN with Karndean flooring throughout and double glazed windows to the rear garden. There is ample space for seating, with the kitchen area having a range of wall and base units with quartz working surfaces, tiled splashback, and an undermounted sink, there is space for a range style cooker with Rangemaster stainless steel extractor fan over, there are integrated appliances including a Neff dishwasher, a fridge freezer, microwave, integrated ceiling lighting and a door to the LAUNDRY with wall and base units, stainless still sink, space for a washing machine and a tumble dryer and a wall mounted Worcester Bosch gas fried central heating boiler and a double glazed, stable style door to the side.

Stairs from the hall, with a double glazed window to the side, rise to the first floor landing with integrated ceiling lighting and access to the loft. The PRINCIPAL BEDROOM SUITE is a good sized double room with a ceiling fan light, a double glazed window to the front and a door to the EN SUITE SHOWER ROOM with a shower cubicle with waterfall head, a vanity unit with wash basin and cupboards beneath, WC, heated ladder towel rail and a double glazed window. BEDROOM TWO is also double in size with a double glazed window to the rear. BEDROOM THREE is also a double room with a double glazed window to the front. BEDROOM FOUR is currently being used as an office and has double glazed windows to two elevations and a second loft access. BEDROOM FIVE is also a good room in size with a double glazed rear window. The BATHROOM has a bath with tiled side panel with a handheld shower attachment, a shower cubicle with waterfall head and separate hose, a vanity unit with a wash basin with draws beneath, WC, tiled walls, heated letter towel rail, integrated ceiling lighting and a double glazed window.

OUTSIDE

The house sits behind a driveway laid in, brick paviours with ample off street parking, an OHME EV charging point and an external electrical point. Their garage has double doors, concrete floor, electric light, and power and work surfaces with a sink.

There is gated side access to a large area of storage to the side with a shed leading round to REAR GARDEN with a paved patio with shaped lawn beyond, fencing to the borders with part being a brick wall, there is external lighting and an external cold water supply.

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 broadband 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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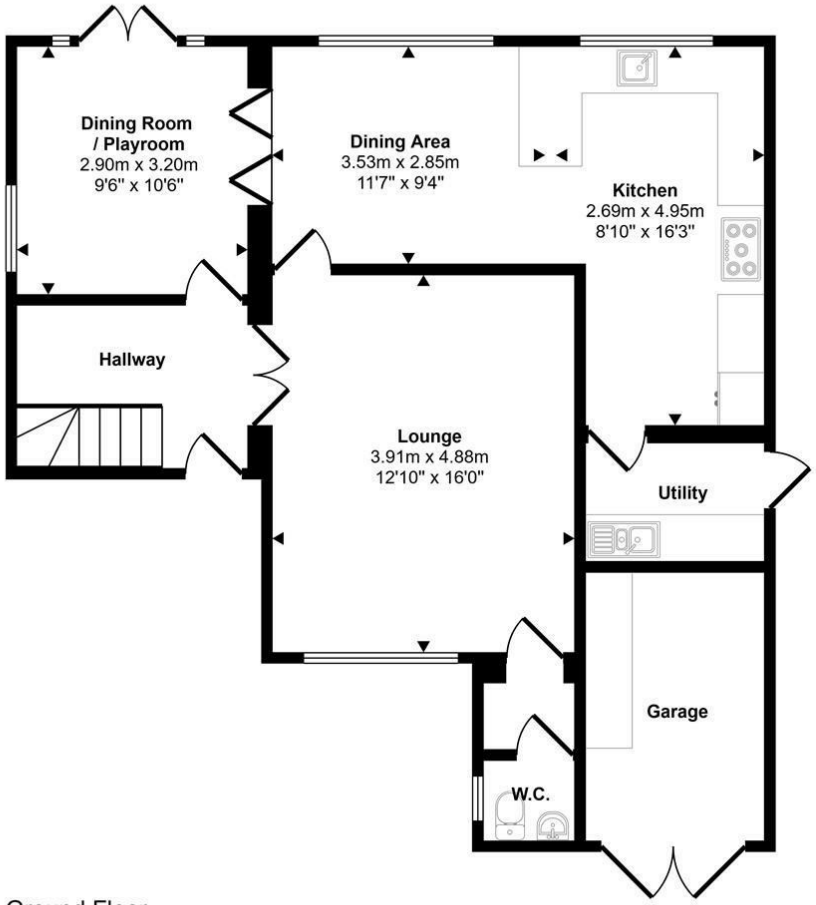
www.berrimaneaton.co.uk

Offers Around
£495,000

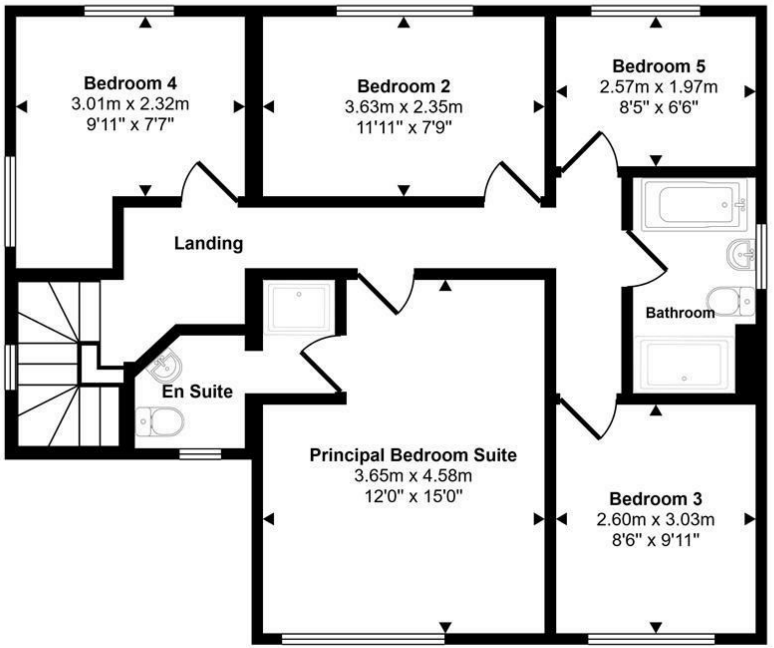
EPC: D

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
144 sq m / 1553 sq ft



Ground Floor
Approx 76 sq m / 816 sq ft



First Floor
Approx 68 sq m / 737 sq ft