Noverton Cottage, Nurton Hill Road, Pattingham, Wolverhampton, WV6 7HQ

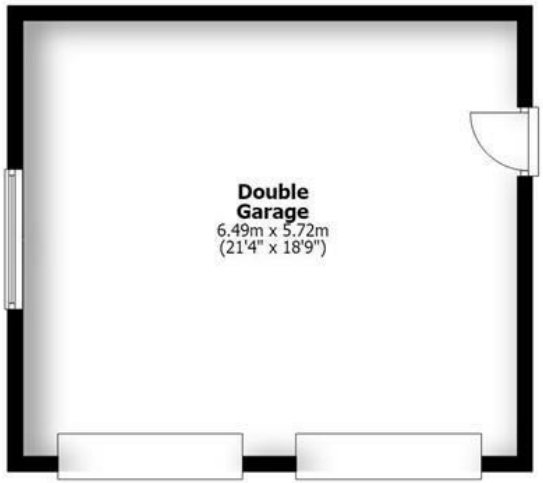
BERRIMAN
EATON

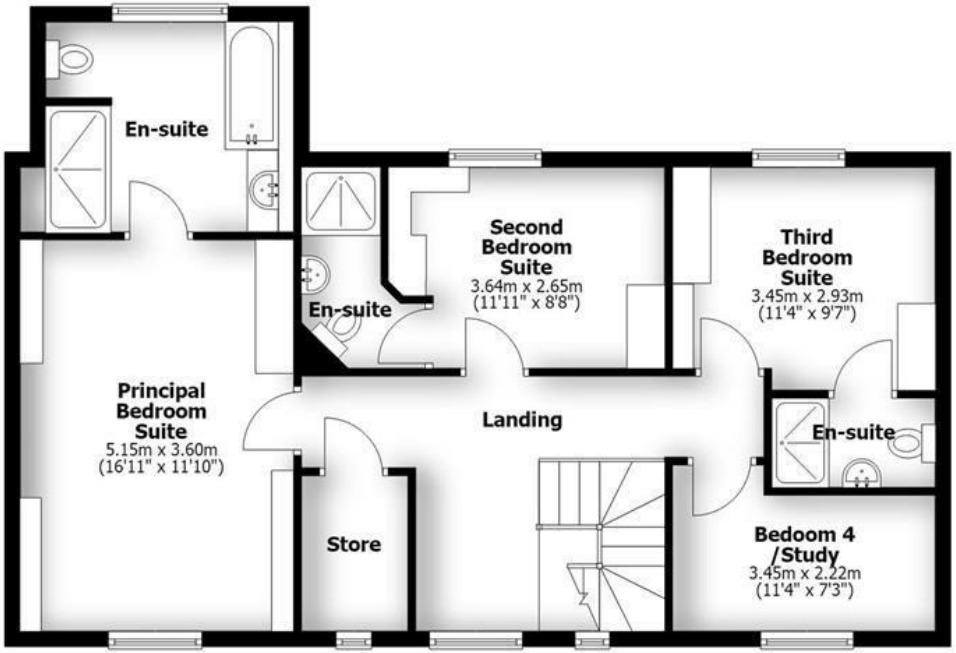
Noverton Cottage, Nurton Hill Road, Pattingham, Wolverhampton, WV6 7HQ

A beautifully appointed and stylish four bedroom home located in an exclusive address

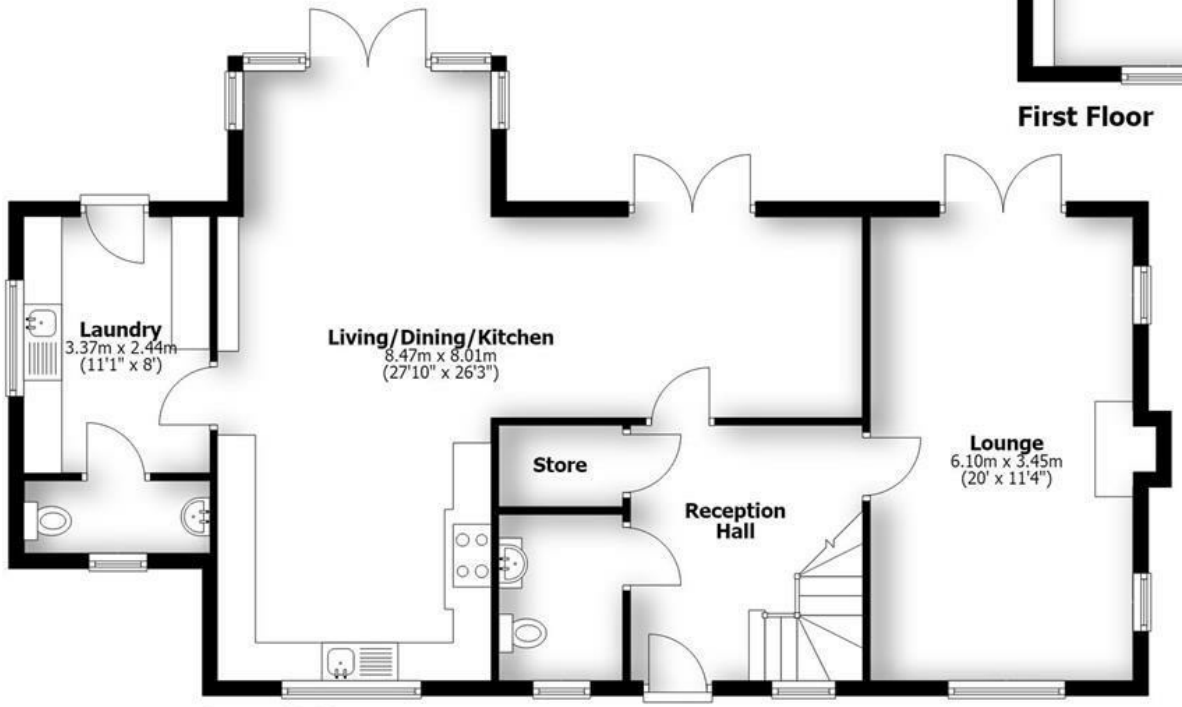
with a large plot of approximately 0.9 acres.

NOVERTON COTTAGE
NURTON HILL ROAD, PATTINGHAM





First Floor



Ground Floor

HOUSE:	170.4sq.m.	1834sq.ft.
GARAGE:	37.2sq.m.	400sq.ft.
TOTAL:	**207.6sq.m.**	**2234sq.ft.**

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

LOCATION

Noverton Cottage stands in a fine, semi-rural situation within easy reach of the wide-ranging local facilities available within Pattingham village centre. The further amenities afforded by Wolverhampton, Telford, Stafford, Dudley and Stourbridge are within easy reach and local rail services run from both Codsall and Albrighton stations with direct connections to Birmingham New Street and London Euston. The M54 is readily accessible at either junction 2 (Codsall) or junction 3 (Albrighton) and the area is well served by a multitude of schooling in both sectors.

DESCRIPTION

Noverton Cottage was built in 2016 and offers generously proportioned accommodation finished to a high standard throughout. The property occupies an impressive plot of approximately 0.9 acres, set behind secure gated access and enjoying a private position with a double garage and a beautifully landscaped rear garden.

Internally, the accommodation is thoughtfully arranged and provides excellent space. The ground floor a spacious lounge, superb open-plan living/dining kitchen, utility room and two guest cloakrooms. To the first floor are four bedrooms and three bath/shower rooms in total.

ACCOMMODATION

A gabled porch with composite door opens into the RECEPTION HALL, which benefits from an understairs cupboard and additional storage cupboard. The hall also provides access to a GUEST CLOAKROOM, fitted with a WC and vanity unit incorporating a wash basin and drawer, along with a double-glazed front window. From the reception hall, a door leads into the LOUNGE with tiled flooring, double-glazed windows to two elevations and French doors providing a pleasant view of the rear garden. The impressive OPEN-PLAN LIVING/DINING KITCHEN is superbly appointed and fitted with a comprehensive range of wall and base-mounted cabinetry, complemented by granite work surfaces and a sink with drainer. Integrated appliances include a Neff double oven and hob with extractor hood over, together with a dishwasher, while there is also space for an American-style fridge freezer. The room is finished with integrated ceiling lighting, a double-glazed window to the front elevation and two sets of French doors opening onto the rear garden. A door from the kitchen leads into the LAUNDRY with wall and base-mounted units with fitted worktops, space and plumbing for a washing machine and tumble dryer and a sink with drainer. There is also a double-glazed side window, a door providing access to the rear garden and a GUEST CLOAKROOM, fitted with a WC and wash basin, together with a double-glazed front window.

Stairs with wooden balustrading rise to the first-floor GALLERIED LANDING with a large storage cupboard and double-glazed front windows. The PRINCIPAL SUITE comprises a spacious double bedroom with a range of fitted bedroom furniture, a double-glazed front window and an EN-SUITE BATHROOM, fitted with a bath and separate shower cubicle, vanity unit incorporating a wash basin with drawers beneath, WC, inset ceiling lighting, tiled flooring, heated towel rail and a double-glazed rear window. BEDROOMS TWO AND THREE are both double bedrooms, each benefiting from fitted bedroom furniture, double-glazed windows and both have an EN-SUITE SHOWER ROOM, fitted with a shower cubicle, vanity units incorporating a wash basin with cupboards beneath, WC, heated towel rail, tiled flooring and inset ceiling lighting. BEDROOM FOUR/STUDY has a double-glazed window to the front elevation.

OUTSIDE

The property is approached via a long, shared driveway, which serves just two properties, accessed through an electric gate and bordered by a grass verge. Set well back from the road the property stands behind a large area of lawn, with a further electric gate providing access to the private DRIVEWAY. This affords ample off-street parking for several vehicles and extends around the side of the property, leading to the DOUBLE GARAGE. The double garage provides excellent additional storage and benefits from electric roller shutter doors, along with a side door and windows.

The REAR GARDEN enjoys a good degree of privacy, with established hedged borders, a paved patio providing an ideal space for outdoor dining and a shaped lawn.

We are informed by the Vendors that mains electricity and water are connected, drainage is via a septic tank and heating is underfloor.
COUNCIL TAX BAND G – 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.

Offers Around £950,000 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.

Silavent

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk