



2 Green Close, Pattingham, Wolverhampton, WV6 7DB

BERRIMAN  
EATON

## 2 Green Close, Pattingham, Wolverhampton, WV6 7DB

A well presented and well appointed bungalow in the centre of Pattingham with flexible accommodation, a driveway and a garage

### LOCATION

Green Close lies just off Greenway Gardens which is a highly regarded address which is located just off Clive Road close to the centre of Pattingham. The village provides a range of local amenities, all of which are within easy walking distance of the property, including a convenience store with post office, hairdressers, chemist, doctors surgery and public houses.

Pattingham has always been sought after and is a pretty village which stands amidst picturesque, rolling South Staffordshire countryside close to the Shropshire borders and yet it is still within easy reach of the extensive amenities afforded by Wolverhampton City Centre, the historic market town of Bridgnorth, Telford, Dudley and Stourbridge.

### DESCRIPTION

2 Green Close underwent a full refurbishment when the current owner purchased the property approximately nine years ago. The property was rewired, the loft insulated, new windows and doors fitted, new luxurious laminate flooring throughout and new kitchen and shower room suites installed. There is flexible accommodation as bedroom two could be used as a dining room with direct access to the garden. The property benefits from a driveway and a garage.

### ACCOMMODATION

A double glazed composite door opens into the HALL with wood laminate flooring and a useful cloaks and storage cupboard and a glazed wooden door opens into the LOUNGE with wood laminate flooring, a double glazed bow window to the front, a wall mounted contemporary electric fire, coved ceiling and a glazed door to the KITCHEN with a range of wall and base units with butchers block working surfaces, under cupboard lighting, tiled walls, stainless steel sink and drainer with double glazed window over, a four ring gas hob with filtration unit above and built under Bosch electric oven, an integrated Bosch washing machine, an integrated fridge, wood laminate flooring and a double glazed door to the side.

There is a REAR HALL with wood laminate flooring, access to the loft and an airing cupboard housing the Worcester Bosch boiler and slatted shelving. The PRINCIPAL BEDROOM is a good size double room with full bank of fitted wardrobes with sliding mirrored doors with integrated ceiling lighting over, coved ceiling and a double glazed window to the rear garden. BEDROOM TWO / DINING ROOM is a good size double room with wood laminate flooring, coved ceiling and double glazed patio doors to the rear garden. The SHOWER ROOM has a fully tiled shower, vanity unit with wash basin, WC and cupboards, heated ladder towel rail, tiled floor, tiled walls, integrated ceiling lighting and a double glazed window to the side.

### OUTSIDE

2 Green Close sits behind a shaped lawn with external lighting and a DRIVEWAY to one side laid in tarmac leading to the GARAGE with a remote controlled roller shutter door, concrete flooring, electric light and power and a courtesy door to the low maintenance REAR GARDEN with full width paved patio with gravelled beds beyond' mature trees and external lighting.

We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND C – South Staffordshire  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.  
The property is FREEHOLD.

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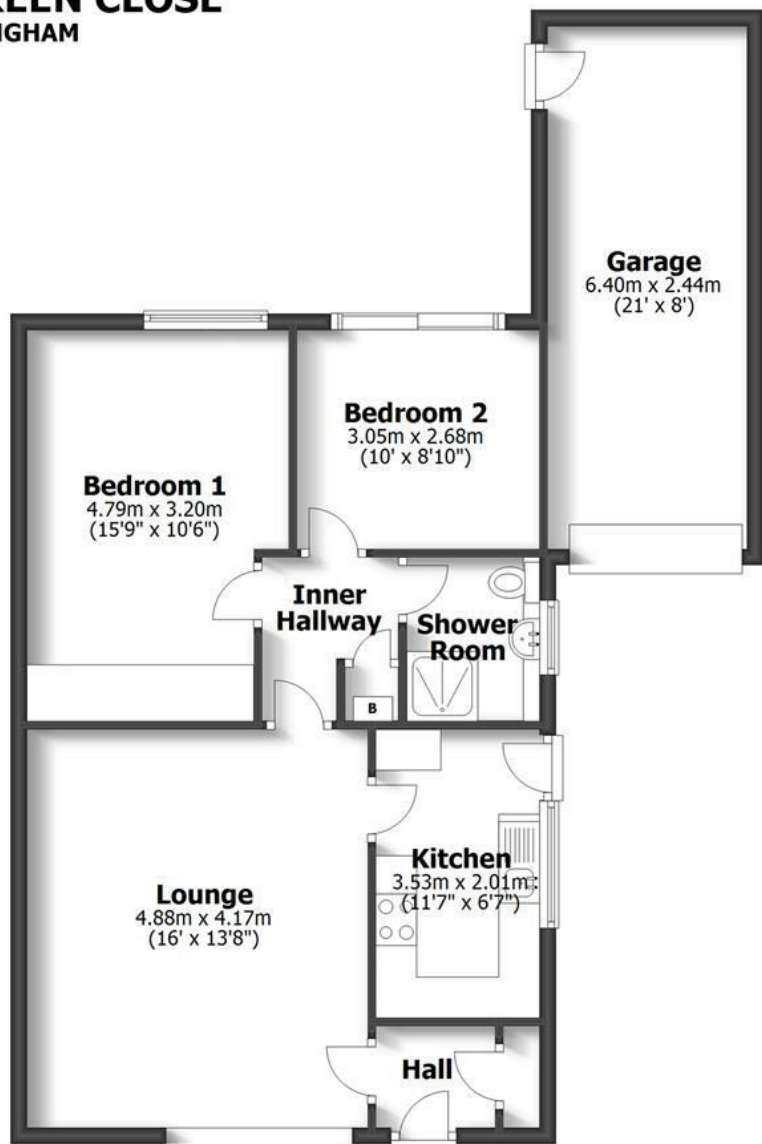
[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£275,000

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.

## 2 GREEN CLOSE PATTINGHAM



**Ground Floor**

**BUNGALOW:** 61.7sq.m. 664sq.ft.  
**GARAGE:** 15.6sq.m. 168sq.ft.  
**TOTAL: 77.3sq.m. 832sq.ft.**

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



