16 Dartmouth Avenue, Pattingham, Wolverhampton, WV6 7DP

BERRIMAN
EATON

16 Dartmouth Avenue, Pattingham, Wolverhampton, WV6 7DP

A four bedroom detached property in a sought after residential location close to the heart of Pattingham.

LOCATION

Pattingham benefits from an array of facilities including a small supermarket with post office, a pharmacy, a flower shop, a hairdressers and two local pubs with restaurant facilities.

The village benefits from an active community with a village hall, a well-supported local church and is an ideal environment for family living. St. Chad's Primary School is within walking distance and has a good overall rating and there is a variety of excellent schooling in both state and private sectors within close proximity with Wolverhampton Grammar School being particularly worthy of note.

Communications are excellent with local rail services running from both Codsall and Albrighton stations with direct trains to Birmingham and the M54 is easily accessible at either J2 or J3 facilitating fast access to Shrewsbury, Birmingham and the entire industrial West Midlands.

DESCRIPTION

16 Dartmouth Avenue is a detached family home with well-proportioned accommodation over both floors. The ground floor offers two reception rooms, kitchen and conservatory whilst the first floor has four bedrooms and bathroom. There is double glazing and gas central heating as well as a drive, car port, garage and a lovely rear garden.

ACCOMMODATION

A double glazed door opens into the PORCH with double glazed windows and a further composite door to the ENTRANCE HALL with two understairs storage cupboards and GUEST CLOAKROOM with wash hand basin, WC and double glazed side window. The LOUNGE has laminate flooring, feature fireplace, wiring for wall lights, coved ceiling, double glazed bay window to the front elevation and glazed double doors to the DINING ROOM with laminate flooring, double glazed sliding doors opening into the CONSERVATORY with double glazed windows and sliding doors to the rear. The KITCHEN comprises wall and base unit with fitted worktop, stainless steel sink and drainer, integrated fridge freezer, space for a dishwasher and a double glazed window and door to the conservatory.

Stairs rise to the first floor LANDING with double glazed side window, airing cupboard with gas boiler and access to the loft. BEDROOM ONE is a double room in size with double glazed front window. BEDROOMS TWO and THREE are also double rooms in size with a double glazed window. BEDROOM FOUR is a good size room with double glazed window and storage cupboard. The BATHROOM has a walk in shower cubicle, wash basin with vanity cupboards below, WC, tiled walls and flooring and double glazed window.

OUTSIDE

The property sits behind a DRIVEWAY laid in brick pavers with a small lawn area and there is a CAR PORT leading to the GARAGE has an up and over door, electric light and power, plumbing for a washing machine and space for a tumble dryer and a door to the rear garden and internal door to the conservatory.

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 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.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£399,950

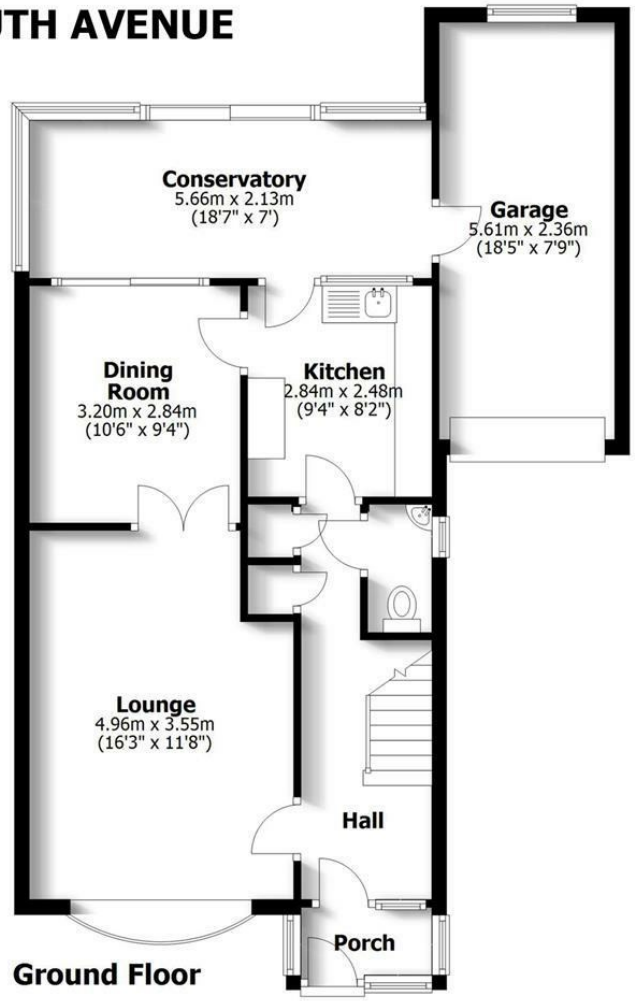
EPC: D

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.

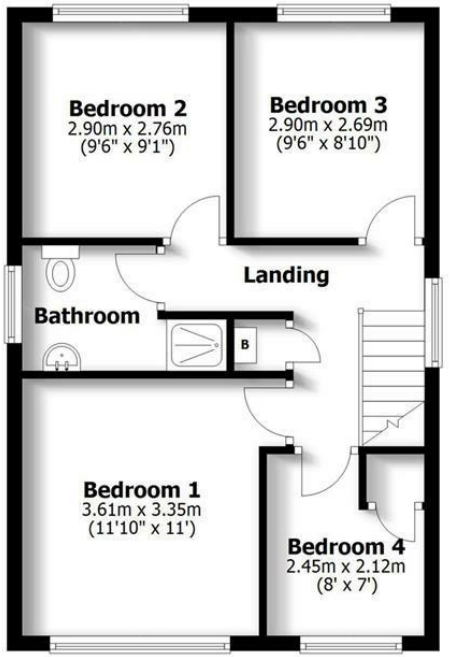
16 DARTMOUTH AVENUE
PATTINGHAM

HOUSE:	104.6sq.m.	1126sq.ft.
GARAGE:	13.3sq.m.	143sq.ft.
TOTAL:	**117.9sq.m.**	**1269sq.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



First Floor