



19 Hall Close, Pattingham, Wolverhampton, WV6 7DE

BERRIMAN  
EATON









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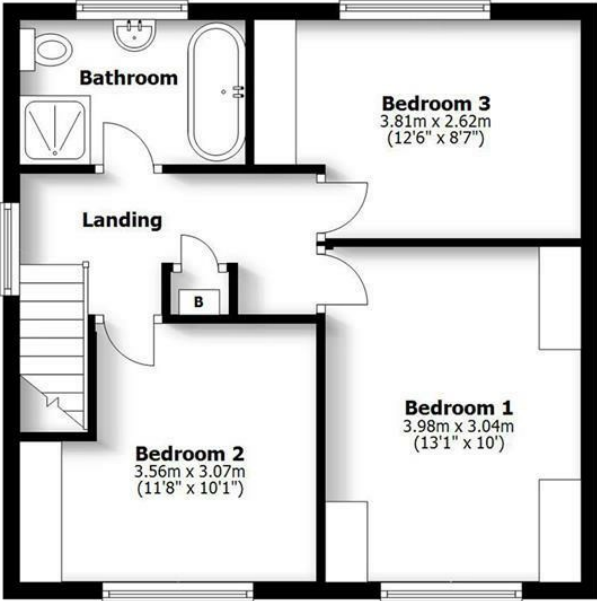
A superbly presented semi detached property with three bedrooms which has been extended to the rear to create a superb open living space.

**19 HALL CLOSE**  
**PATTINGHAM**



HOUSE:	110sq.m.	1184sq.ft.
GARAGE:	9.1sq.m.	98sq.ft.
GARDEN ROOM:	11.7sq.m.	126sq.ft.
<b>TOTAL:</b>	<b>130.8sq.m.</b>	<b>1408sq.ft.</b>

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





## LOCATION

19 Hall Close stands at the end of a private cul-de-sac 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 being readily available.

## DESCRIPTION

19 Hall Close has been superbly looked after and updated by the current vendors with an extension to the rear to create a focal point of the house along with a garden room which could be used for a number of different purposes including a gym, home office or entertainment area. To the first floor there are three double rooms and the property benefits from a bath / shower room to the first floor and a shower room to the ground floor.

## ACCOMMODATION

A composite door with windows to either side opens into the PORCH with tiled flooring, storage cupboards and a glazed door opening into the HALL with tiled floor and a useful understairs store. The LOUNGE has double glazed windows with plantation shutters to the front, integrated ceiling lighting, a media wall with contemporary log fire, wiring for a wall mounted TV, display shelving and cupboards. The focal point of the property is a superb open plan LIVING / DINING / KITCHEN with LVT flooring throughout and integrated ceiling lighting. There is ample space for seating and dining with double glazed French doors to the rear garden and the kitchen area has a range of wall and base units with quartz working surfaces, an undermounted Franke sink with a double glazed window over, two roof lights, a range of integrated Bosch appliances including an induction hob with filtration unit above, a dishwasher, double oven and microwave, there is a bin drawer and space for an American style fridge freezer. A door opens into the LAUNDRY with coordinating units to those in the kitchen with space for a washing machine and tumble dryer, roof light, integrated ceiling lighting, an internal door to the shortened garage and a SHOWER ROOM with shower with waterfall head and separate hose, pedestal wash basin and WC, tiled floor and walls, heated ladder towel rail and a double glazed window.

Stairs from the hall rise to the first floor landing with access to the loft via a drop down ladder and a boiler cupboard. There are THREE DOUBLE BEDROOMS with fitted wardrobes. The BATHROOM has a Heritage suite with a freestanding bath with ball and claw feet and shower attachment, a shower cubicle, WC, pedestal wash basin, tiled floor and part tiled walls, a double glazed window and a heated ladder towel rail.

## OUTSIDE

19 Hall Lane sits behind an area of lawn with planted borders with gravelled path to the front door. There is a DRIVEWAY laid in tarmac with an EV charging point, there is external lighting and a bin store. The SHORTENED GARAGE has an up and over door, electric light and power and an internal door to the laundry.

The REAR GARDEN has a paved patio with steps leading to a shaped lawn with planted borders. There is a superb GARDEN ROOM to the rear with electric lighting and power and double glazed patio doors to two elevations opening onto the garden and a covered external ENTERTAINMENT AREA which faces over the garden with integrated ceiling lighting and power.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND C – South Staffordshire

There is a Chancel Repair Liability for the Church in the village.

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.



Offers Around £415,000

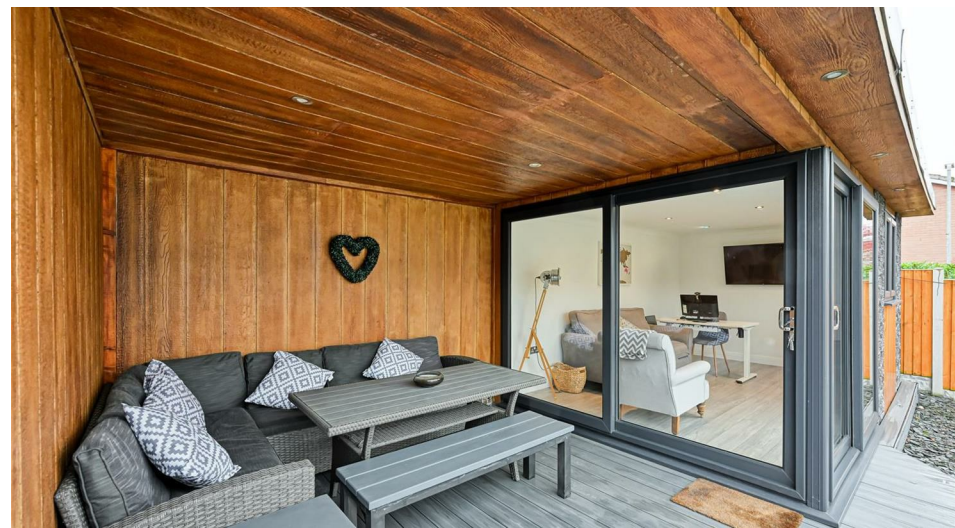
EPC:

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.













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