



22 Rudge Road, Pattingham, South Staffordshire, WV6 7BT

**BERRIMAN**  
**EATON**

## 22 Rudge Road, Pattingham, South Staffordshire, WV6 7BT

A beautifully positioned semi-detached property standing on the fringes of a sought after South Staffordshire village and standing within a large plot of approximately 0.18 acres in total which affords the potential for substantial extensions to the house, subject to gaining permission.

### LOCATION

Rudge Road lies in a picturesque South Staffordshire setting and yet is within easy reach of the centre of Pattingham with its full complement of local facilities and highly regarded primary school. There is convenient travelling to the further amenities afforded by Tettenhall Village and the Perton Shopping Centre together with Wolverhampton City Centre and the historic market town of Bridgnorth.

Communications are excellent with Codsall train station providing direct services to Shrewsbury, Birmingham and beyond and the M54 being within easy reach facilitating access to the entire motorway network. Furthermore, the area is particularly well served by schooling in both sectors.

### DESCRIPTION

22 Rudge Road is a well proportioned family home with rooms of generous proportions to both the ground and first floors which has been well maintained over the years.

The property benefits from double glazing and gas fired central heating and stands in an exceptional plot with a total area of approximately 0.18 acres and delightful views to both the front and rear.

Because of the size of the plot there is ample scope for works extensions to both ground and first floors to substantially increase the level of accommodation provided should buyers so wish and subject to gaining all of the usual and necessary consents and permissions.

### ACCOMMODATION

A double glazed front door opens into the HALL with ceramic tiled floor, dado rail, coved ceiling, wiring for wall light and a cloaks and storage cupboard. There is a large PRINCIPAL RECEPTION ROOM which is an L-shaped room with double glazed windows to the front, rear and side creating a light and airy feel and there is ample scope for both lounge and dining areas. There is a living flame coal effect gas fire standing within a stone fireplace and ceiling coving. There is a SITTING ROOM with double glazed patio doors to the garden, wiring for a wall light and ceiling coving together with a breakfast kitchen with a range of wall and base mounted cupboards, four ring gas hob with built under electric oven, plumbing for a dishwasher, a stainless steel sink, tiled floor, corner bench seating, coved ceiling and a corner aspect with double glazed windows to the side and rear. A double glazed door from the hall opens into the LAUNDRY with a double glazed window and door to the garden and plumbing for a washing machine.

A staircase from the hall rises to the first floor landing with a double glazed side window, wiring for a wall light, ceiling coving and a linen cupboard with wall mounted gas fired central heating boiler and slatted shelving. BEDROOM ONE is a good double room in size with a double glazed window to the front with beautiful views toward Wrekin and Clee Hills, fitted wardrobes, wiring for wall lights and ceiling coving. BEDROOM TWO is a double room in size with a double glazed side window, fitted wardrobes, store cupboard and coved ceiling. BEDROOM THREE is also a good room in size with a double glazed rear window with lovely views, fitted wardrobe and ceiling coving. The SHOWER ROOM has a contemporary suite with a fully tiled shower and vanity unit with wash basin with cupboard beneath and WC with concealed flush, tiled walls with mosaic relief, Karndean flooring, a double glazed window, a chrome towel rail radiator and ceiling cornice.

### OUTSIDE

22 Rudge Road is approached over a DRIVEWAY laid in tarmac providing ample off street parking and there is a shaped front lawn with beds and borders. There is a GARAGE with electric light and power, a workshop area at the rear and a courtesy door to the side.

Gated side access from the drive leads to the outstanding rear garden which is particularly unusual for a property of nature. There is an extensive rear lawn with well stocked and matured beds and borders and a large, gravelled terrace to the rear of the house. There is a covered bin / fuel store and a timber garden shed.

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

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**22 RUDGE ROAD  
PATTINGHAM**

HOUSE: 115.8sq.m. 1247sq.ft.  
 GARAGE: 16.8sq.m. 181sq.ft.  
**TOTAL: 132.6sq.m. 1428sq.ft.**

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



