

**PART EXCHANGE  
CONSIDERED**



Delville, High Street, Pattingham, Wolverhampton, WV6 7BH

**BERRIMAN  
EATON**

# Delville, High Street, Pattingham, Wolverhampton, WV6 7BH

A well located central village property currently providing two bedroomed single storey accommodation but offered for sale with the benefit of planning permission for substantial alterations to create a large, two storey family residence of much note.

## LOCATION

Deville 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

Deville is a well-proportioned single storey residence which stands in a fine position with views to the rear. The accommodation currently provides a lounge, sunroom, two bedrooms, kitchen, utility room and bathroom. The property would benefit from a comprehensive scheme of modernisation in order to realise its full potential.

Planning Permission has recently been granted for substantial works of alteration to create a superb family home of much note. The proposed plans provide for a large living kitchen across the width of the rear of the property, a dining room, a study / bedroom four with adjoining wet room, laundry and three en-suite bedrooms to the first floor.

## PLANNING PERMISSION

Planning permission has been granted for works of alteration to include a "single storey rear extension and raised patio with steps. New staircase to provide access to proposed new first floor extension, incorporating a two storey side extension with a new a new pitched roof."

Application number: 22/00707/FUL

Date of Decision: 19th January 2023

## OUTSIDE

The property stands behind a pleasant frontage and sits well back from the road. There is a DRIVEWAY providing ample off street parking and a GARAGE to the side. There is a large REAR GARDEN with stocked beds and borders and a lovely, open outlook.

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND E – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

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### Wombourne Office

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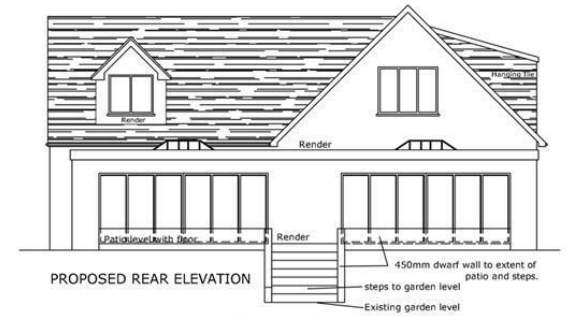
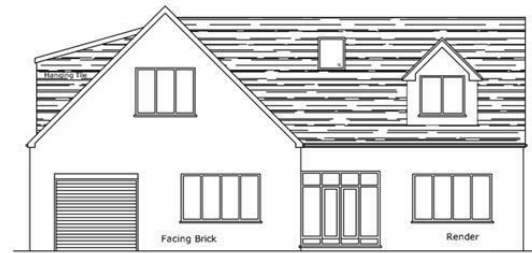
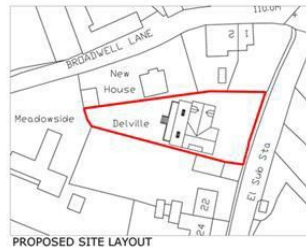
Offers Around  
£360,000

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.

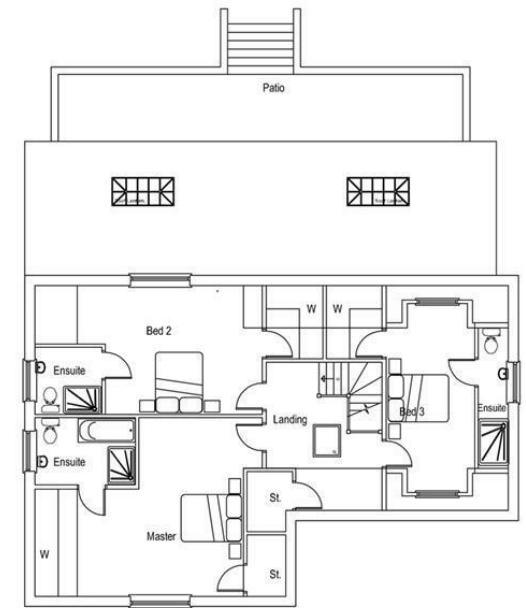
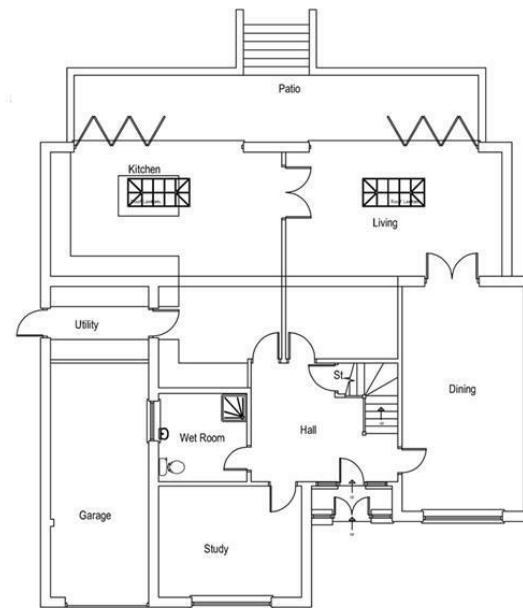


# DELVILLE HIGH STREET, PATTINGHAM



BUNGALOW: 95sq.m. 1022sq.ft.  
GARAGE: 13.8sq.m. 148sq.ft.  
**TOTAL: 108.8sq.m. 1170sq.ft.**

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



EXISTING GROUND FLOOR PLAN

PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

