



BERRIMAN  
EATON  
FOR SALE  
01902 747744

3 Newgate, Pattingham, Wolverhampton, WV6 7AG

BERRIMAN  
EATON

## 3 Newgate, Pattingham, Wolverhampton, WV6 7AG

A three bedroom link detached property that would benefit from a scheme of modernisation standing close to the heart of a sought after South Staffordshire village.

### LOCATION

Newgate is ideally situated on the fringe of a popular village close to local amenities including a hairdressers, post office and convenience store, a village hall, primary school, public houses and eateries.

The village is well served by schooling in both sectors and is within easy reach of many local business centres with Wolverhampton, Stafford and Telford being nearby. Communications are excellent with the M6, M6 (Toll) and M54 being easily accessible.

### DESCRIPTION

3 Newgate has well proportioned accommodation over two storeys with a lounge, dining room and kitchen on the ground floor and three bedrooms and a shower room on the first floor. The property has been well looked after over the years but would now benefit from a scheme of refurbishment.

The property benefits from double glazing, gas central heating, a driveway and a garage with the added benefit of being at the head of the cul-de-sac which provides a larger than usual plot for a property of this type.

### ACCOMMODATION

A wooden and glazed PORCH has a glazed door and side windows opening into the HALL with a useful cloaks and storage cupboard. A door and window open into the LOUNGE with coved ceiling, a gas fire set in a formal surround, double glazed patio doors to the rear garden and an open doorway to the DINING ROOM with coved ceiling, double glazed window to the rear garden and a door into the KITCHEN with a range of wall and base units with roll top working surface, sink and drainer with double glazed window over, plumbing for a washing machine, space for an under counter fridge, space for an electric cooker, understairs storage and a double glazed door to the SIDE PASSAGE with a glazed door to the front, door to the rear, large store cupboard and a door to the garage.

Stairs from the hall rise to the first floor landing with a double glazed window to the front, access to the loft and a linen cupboard with slatted shelf, wall mounted Baxi boiler and a hot water cylinder. BEDROOM ONE is a good size double room with a double glazed window to the rear. BEDROOM TWO is also a good size double room with coved ceiling, a range of fitted furniture and a double glazed window to the front. BEDROOM THREE is a small double with an over stairs shelved cupboard. The SHOWER ROOM has a double shower cubicle, pedestal wash basin, tiled walls and a double glazed window to the front and there is a separate WC with part tiled walls and glazed window.

### OUTSIDE

3 Newgate sits behind a low rise wall with a DRIVEWAY laid in brick setts providing ample off street parking leading to the GARAGE with an up and over door, electric light and power and a courtesy door to the side passage.

The GARDENS wrap around the side and rear of the property with a range of seating areas, a shaped lawn, a greenhouse and a gardeners WC.

We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND D – 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

bridgnorth@berrimaneaton.co.uk

#### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

#### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

#### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

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

Offers Around  
£300,000

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.



### 3 Newgate Pattingham

HOUSE: 91.1sq.m. 981sq.ft.  
 GARAGE: 23.7sq.m. 255sq.ft.  
**TOTAL: 114.8sq.m. 1243sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



