



3 Newgate, Pattingham, Wolverhampton, WV6 7AG

BERRIMAN  
EATON

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This is a modern detached family home which has been extensively refurbished and is presented to an exceptional standard with high quality fitments.

EPC : D  
WOMBOURNE OFFICE

### 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

This is a modern detached family home which has been extensively refurbished and is presented to an exceptional standard with high quality fitments. There is off road parking, partly converted garage and a private rear garden. The internal accommodation briefly comprises entrance hall, living room, kitchen and family room, utility and cloakroom/wc to the ground floor. To the first floor there are three bedrooms and a stunning bathroom.

### ACCOMMODATION

There are paved steps leading to a modern composite door with opaque side panels which gives access into the ENTRANCE HALL. There is a staircase which rises to the first floor landing with bespoke storage beneath, radiator and door into the LIVING ROOM which has a double glazed window to the front elevation, radiator and spotlights. From the hall and the living room there is access into the FAMILY AREA which benefits from double glazed sliding patio doors, wooden flooring, spotlights and two radiators. The KITCHEN AREA benefits from a high quality, stylish range of wall and base units with complementary work surfaces with inset one and a half sink and drainer with mixer tap, central island which incorporates a breakfast bar and a ceramic hob. There are a selection of integrated appliances including a fridge, freezer, dishwasher and double oven. There is a ceiling lantern, double glazed door to the garden, double glazed patio door, spotlights and door into the UTILITY. This is fitted with a similar range of wall and base units with complementary work surfaces with inset single drainer sink unit and mixer tap, wall mounted central heating boiler, double glazed window to the rear elevation and door into the CLOAKROOM. This has a low level WC, vanity wash hand basin, heated ladder towel rail, tiling to the floor and part tiling to the walls and a door into the half GARAGE. This has an electronically operated roller shutter door, radiator and is ideal for storage.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades, loft access and double glazed window to the front elevation. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed window to the front elevation, radiator and cupboard over the stairs recess. The BATHROOM is fitted with a white suite which comprises bath with shower attachment, walk in shower cubicle, vanity wash hand basin with mixer tap, low level WC, mood lighting, steam free mirror and double glazed opaque window to the front elevation.

### OUTSIDE

To the front of the property there is a block paved driveway providing off road parking for several vehicles behind a low dwarf wall and side lawn. There is gated access to the REAR GARDEN which has a path to the rear and steps to the rear access of the house, lawned area and fencing to the boundary.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND D – 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 / Superfast are available  
Mobile date 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>  
The long term flood defences website shows very low

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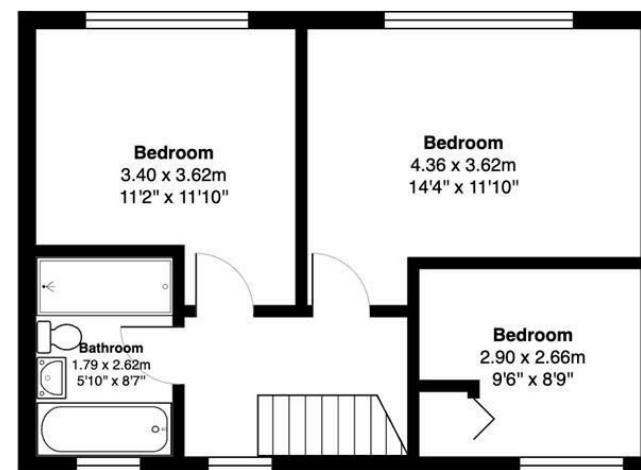
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Offers In The Region Of  
£485,000

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.



Total Area: 122.3 m<sup>2</sup> ... 1316 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

