



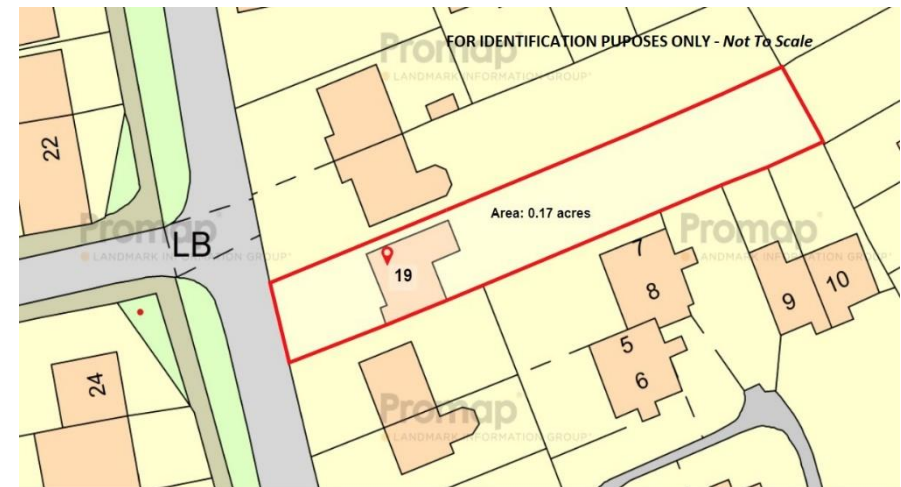
Bartlams

19 Clive Road, Pattingham, WV6 7BU

Offers in the Region Of £399,995

****NO UPWARD CHAIN**** Traditional-style detached residence sitting on a superb plot in an excellent position on the much-favoured Clive Road, with local amenities within short walking distance including schools and shops. Neatly presented accommodation with nicely appointed specifications and with further potential to extend subject to relevant planning permissions. Entrance Hall. Lounge with feature fireplace. Separate Dining Room. Modern conservatory with a new insulated roof. Kitchen including integrated appliances and breakfast bar. Side Utility and downstairs W.C.. Three Bedrooms all with built-in wardrobes. Modern shower room. Gas-fired central heating. Double-glazed windows. Garage. Landscaped front and rear gardens creating privacy and an Easterly aspect mature rear garden sectioned into three having a lawn garden closest to the property, a greenhouse and treehouse in the middle and the furthest with vegetable patches and a large workshop with power and lighting and an ideal opportunity for a home office/gym. Viewing is highly recommended to appreciate the size and potential of this beautiful family home.

- HUGELY POPULAR LOCATION.
 - THREE BEDROOMS.
 - TWO RECEPTION ROOMS.
 - BREAKFAST KITCHEN.
- UTILITY ROOM AND DOWNSTAIRS W.C..
- DOUBLE GLAZING AND CENTRAL HEATING.
 - LARGE MATURE REAR GARDEN.
- POTENTIAL TO EXTEND, SUBJECT TO PLANNING PERMISSION.

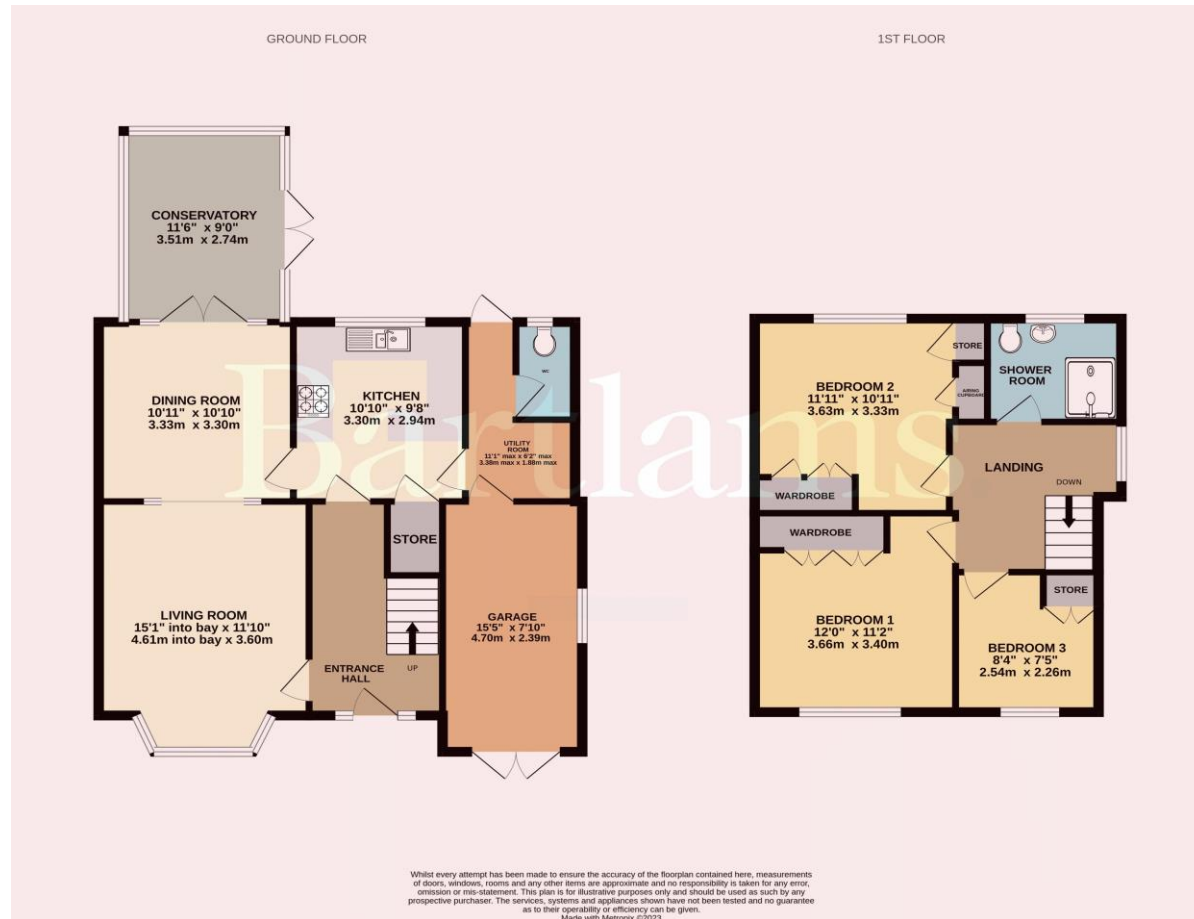


Freehold
COUNCIL TAX BAND - E
EPC RATING - tbc

NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE: As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

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