



6 Beech Close, Pattingham, WV6 7BA



nick tart

Approximate total area⁽¹⁾

1166.27 ft²
108.35 m²

Reduced headroom
8.07 ft²
0.75 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Ground Floor Building 2



Situated on the fringe of countryside and occupying a choice position within a small cul-de-sac within easy walking distance of the much sought after Pattingham village enjoying local shops and amenities this deceptive three bedroomeed, two bathroom detached family home provides a practical and versatile layout of living accommodation which could prove ideal for those discerning buyers looking to acquire a property that they can restyle to their own requirements.

- Double-glazed reception porch
- Entrance hall with fitted cloak room
- Through lounge and dining area
- Double-glazed conservatory
- Breakfast kitchen
- Separate utility
- Three first floor bedrooms with master ensuite
- Family bathroom
- Off road parking and garage
- Private rear garden

The accommodation in further detail comprises...

Ground floor

Double-glazed reception porch

Entrance hall which has a radiator.

Fitted cloak room which has a close coupled WC, wash hand basin, part tiled walls and radiator.

Through lounge and dining area with **lounge** having oak flooring, coved ceiling, double-glazed bow window, radiator and feature fireplace with electric fire.

Dining area which has oak flooring, coved ceiling, double radiator and double-glazed patio window into...

Conservatory which has an electric wall heater, light and fan.

Breakfast kitchen which has a matching suite of units comprising of single drainer sink unit with tiled splash backs, range of high gloss soft close cupboards and doors with matching work tops incorporating built in double electric oven and ceramic hob with extractor over, built in microwave, plumbing for automatic washing machine, wall cupboards, fitted larder unit, double radiator, ceramic tiled floors, **linen cupboard** housing the gas central heating boiler.

Separate utility which has a fitted worktop, plumbing for automatic washing machine, wall cabinets, radiator and access to the side.

Stairs lead from the entrance hall to...

First floor

Landing leading to...

Bedroom one which has double sliding built in wardrobes, double-glazed window and radiator.

Ensuite which has a shower cubicle, vanity unit, close coupled WC, tiled walls and flooring, radiator, double-glazed window and airing cupboard.

Bedroom two which has built in double-sliding wardrobes, radiator and double-glazed window.

Bedroom three which has built in double-sliding wardrobes, radiator and double-glazed window.

Family bathroom which has a panel bath with shower and screen, close coupled WC, vanity unit, tiled walls and flooring and double-glazed window.

Outside

The property enjoys a landscaped front garden and ample side parking leading to a **good sized garage**.

The rear garden is private with patio to lawn with a variety of shrubs and trees all together creating a most pleasant setting.

EPC - D57

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

Council Tax - Band E (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale)

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person, we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



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