



Bartlams.

47 Letchmere Close, Pattingham - WV6 7AJ
£285,000



47 Letchmere Close

Pattingham, Wolverhampton

Bartlams Estate Agents in Tettenhall are pleased to present this charming three-bedroom semi-detached property, ideally located in the heart of Pattingham village. Within walking distance of local amenities, including shops, schools, and the village park, this home enjoys a prime position on a generous plot with extensive outdoor space to the front, side, and rear.

On approach, the property benefits from a private gravelled driveway and a spacious front lawn, with gated side access leading to a shed, a patio area, and a further lawn at the rear. At the back, an additional patio area provides a perfect space for outdoor relaxation. Stepping inside, the entrance hall features a small inset cupboard, stairs to the first floor, and access to the generously proportioned, double-length lounge. This inviting living space is illuminated by windows at both ends and boasts a central fireplace with a surround. To the rear of the lounge, a versatile space currently serves as an office and dining area, with access leading into the bright UPVC conservatory, complete with double patio doors opening onto the garden. The dining area also flows into the spacious kitchen, which features inset cupboards, a pantry area, ample storage, integrated appliances, and a large window overlooking the garden.

B.



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Upstairs, the first floor accommodates three well-sized bedrooms and a main bathroom. The bathroom is fitted with a bath and overhead shower, WC, and sink. The main bedroom, overlooking the front of the property, features a large window and an inset wardrobe. The second bedroom, positioned at the rear, offers generous proportions and a window with garden views, while the third bedroom, also a good size, overlooks the front of the property.

With its central village location, spacious layout, and extensive outdoor space, this property presents an excellent opportunity for those seeking a well-positioned family home in the heart of Pattingham.

- LARGE PLOT WITH HUGE POTENTIAL FOR EXTENSION (subject to planning)
- LIVING ROOM WITH DOUBLE ASPECT WINDOWS
- DINING AREA AND CONSERVATORY
- FITTED KITCHEN
- THREE GOOD SIZED BEDROOMS
- NEWLY FITTED BATHROOM
- DOUBLE GLAZING AND CENTRAL HEATING
- PARKING TO THE FRONT AND LARGE GARDEN



B.

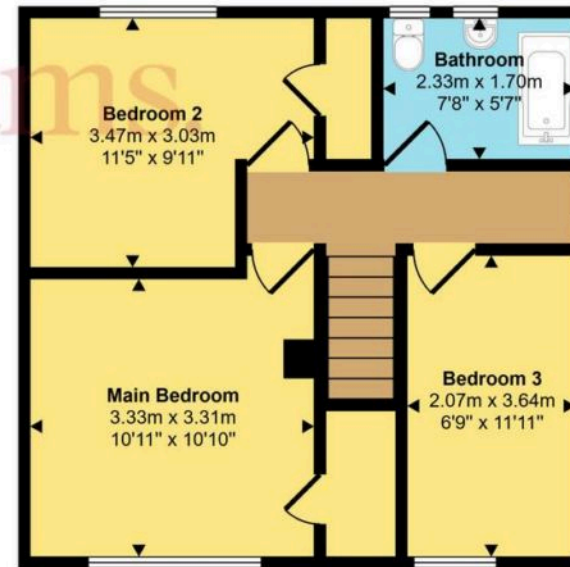




Approx Gross Internal Area
102 sq m / 1095 sq ft



Ground Floor
Approx 59 sq m / 634 sq ft



First Floor
Approx 43 sq m / 462 sq ft

Bartlams Tettenhall

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