



Bartlams.

The Barn Wolverhampton Road, Pattingham - WV6 7AD
£699,950



The Barn Wolverhampton Road

Pattingham, Wolverhampton

Located just a brief drive east of Pattingham, this expansive three-bedroom detached home is nestled amidst idyllic countryside, offering a tranquil rural retreat while remaining conveniently close to essential amenities.

Originally erected in the mid to late 1800s and subsequently enhanced with contemporary updates, this home exudes timeless allure with its classic features, including exposed beams, a dual-sided wood-burning fireplace, and dormer windows on the upper level.

The interior, boasting generous proportions, encompasses two versatile reception areas, a large conservatory with under-floor heating, a well-appointed breakfast kitchen with adjoining utility room, and three spacious first floor double bedrooms, which enjoy an abundance of natural light from multiple windows capturing views from various vantage points and an inner landing ideal as an home office space.

Situated on just under half an acre of land, the property showcases a gated driveway, meticulously landscaped gardens, and a modern double garage attached to the property. Adjacent to the main dwelling, a triple garage and wood-store offer immense potential for conversion, providing an opportunity to create a detached annex or additional living space to suit individual needs and preferences (subject to relevant planning permissions).



B.



The Barn Wolverhampton Road

Pattingham, Wolverhampton

Council Tax band: G

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- PRIVATE AND POPULAR LOCATION
- THREE BEDROOMS AND INNER LANDING/OFFICE
- SET ON JUST UNDER 0.5 ACRE OF LAND
- OUTSTANDING SCENERY AND VIEWS
- DOUBLE GLAZING AND LPG CENTRAL HEATING
- TWO VERSATILE RECEPTION ROOMS AND CONSERVATORY
- TRIPLE DETACHED REAR GARAGE AND DOUBLE ATTACHED GARAGE
- BREAKFAST KITCHEN WITH UTILITY AJACENT

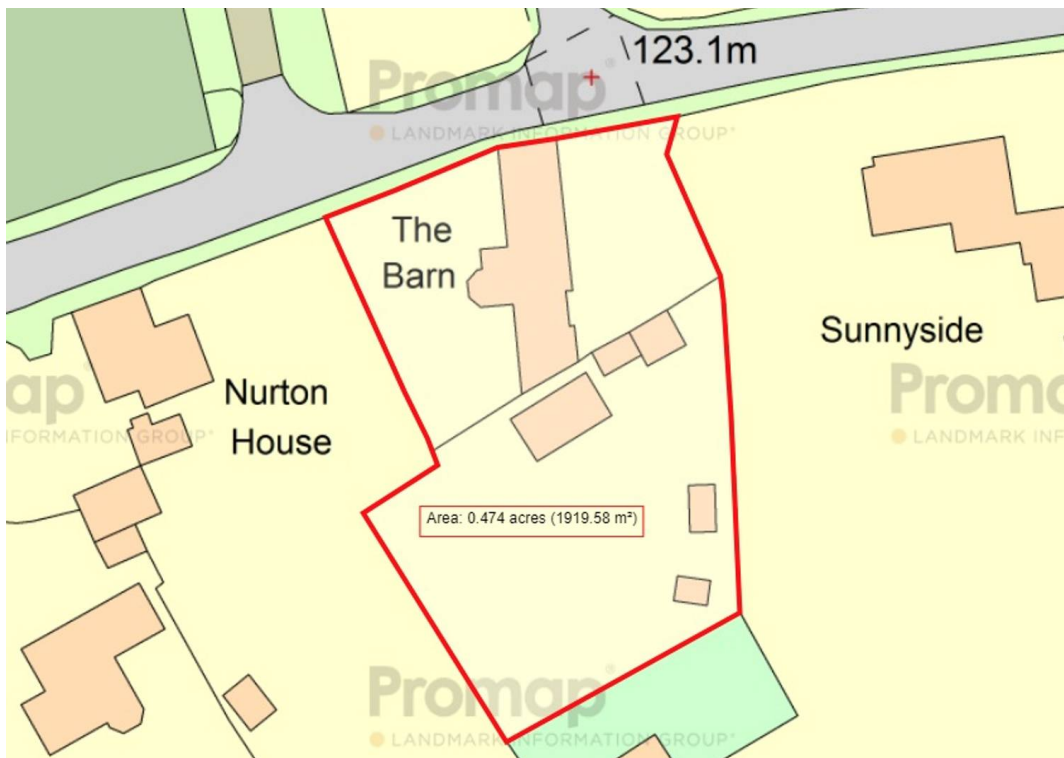


B.



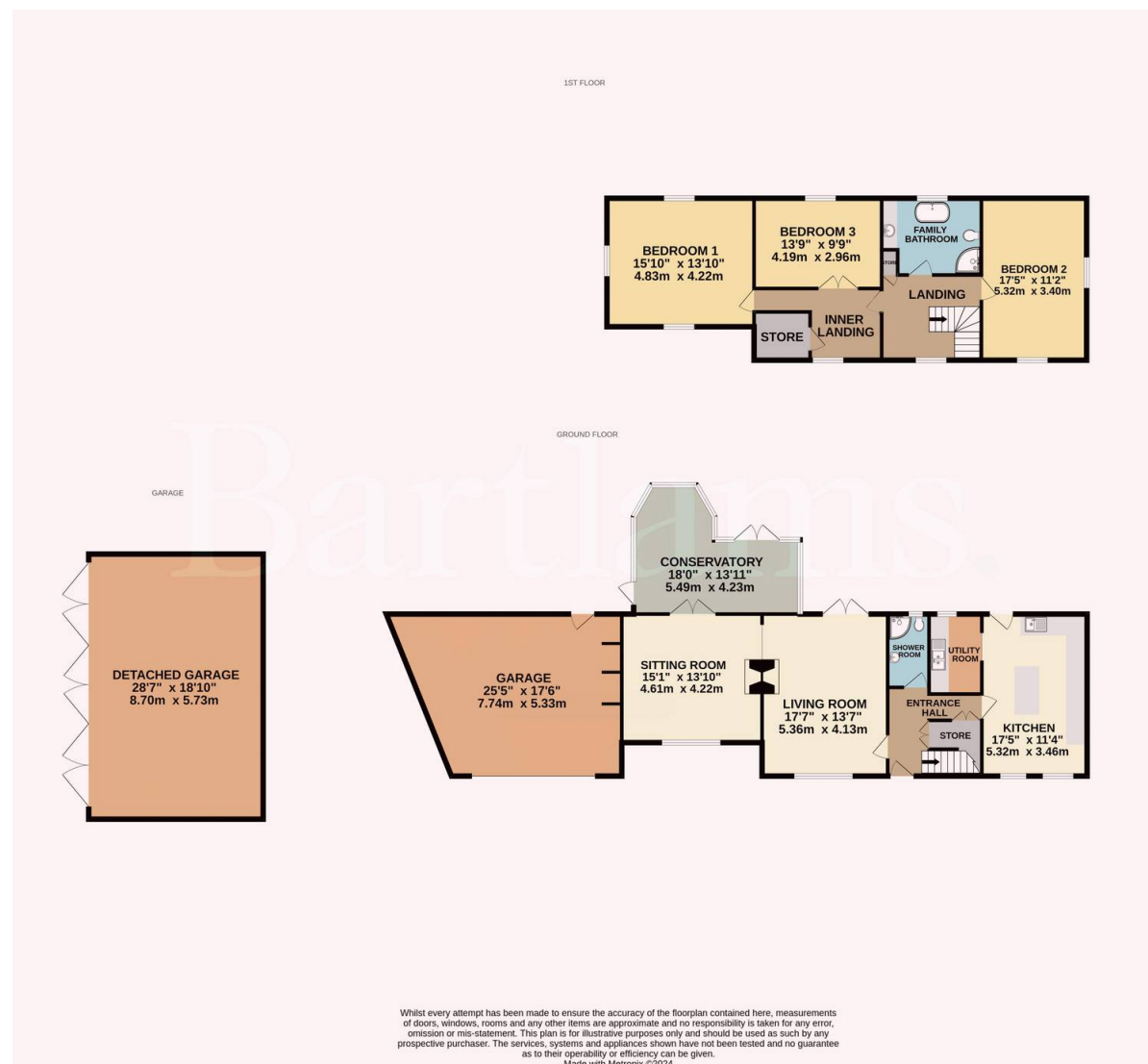












Bartlams Tettenhall

Bartlams, 24 High Street - WV6 8QT

01902 759888

tettenhall@bartlams.co.uk

www.bartlams.co.uk/

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.

