

**TO LET****£1,300 Per Calendar Month**

## 2 The Meadleys Westbeech Road, Wolverhampton, WV6 7HE

A lovely semi-detached renovated farmhouse set in the grounds of a working farm, on the outskirts of Pattingham village. The property boasts a large kitchen/dining room with further reception room and a separate utility room and downstairs W/C. Recently decorated the property has good access to Wolverhampton, Telford and Cosford as well as the M54 at junction Three.

The property can be used as 3 bedrooms and dressing room/office or 4 bedrooms depending on personal preference.

No smokers, pets may be considered on a case by case basis. Council Tax Band E EPC rating D



- **Rural Semi-detached family home**
- **Recently decorated**
- **Kitchen and separate utility room**
- **Double glazing and gas central heating.**
- **What3words location ID shatters. fonts. ashes**

**Kitchen area 16'0" x 11'3" maximum (4.88 x 3.44 maximum)**

To include units.

The kitchen double glazed door to the front and double glazed window to the side, with laminate flooring and ceiling spotlights. There are a range of wall and base units with worksurfaces over featuring a ceramic 1 1/2 bowl sink with mixer tap and an electric oven and hob with extractor fan over. The kitchen also has a built in fridge-freezer, built in dishwasher and additional built in freezer and a door to the utility room.

**Dining Area 15'9" x 14'0" maximum (4.82 x 4.27 maximum)**

Featuring radiator, chimney with electric fire, central heating control and double glazed window to the front. The dining area also features stairs to the first floor and door to a reception room.

**Utility Room**

Having tiled floor, boiler, stainless steel sink and drainer unit, wall and base unit with mixer tap and a range of wall and base units. The utility also has a double glazed door to the rear, radiator, ceiling light point, extractor fan, smoke alarm and door to;

**Downstairs W/C**

Having tiled floor, w/c, hand wash basin, radiator opaque double glazed window to the side, extractor fan and ceiling spotlights.

**Inner hallway**

Having radiator and door to;

**Reception Room 15'4" x 12'4" (4.69 x 3.77)**

Having carpet, double glazed window to the side and rear, radiator and ceiling spotlights.

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2 Reception Room/s



4 Bedroom/s



2 Bath/ shower room/s

**Stairs**

Being carpeted.

**Landing**

Radiator, carpet, two ceiling light point, two smoke alarms and storage cupboard.

**Bedroom 14'7" x 15'5" (4.46 x 4.70)**

Having carpet, radiator, double glazed window to the side, ceiling spotlights and a door to the dressing room/bedroom.

**Bedroom/Dressing Room 14'5" x 10'11" maximum (4.40 x 3.33 maximum)**

Having a pitched ceiling, ceiling light point, under-eaves storage, double glazed window to the side, radiator and carpet.

**Bathroom 8'10" x 5'7" (2.71 x 1.72)**

Having tiled floor, W/C, heater towel rail, hand wash basin, panelled bath with mixer shower, opaque double glazed window to the side, extractor fan and ceiling spotlights.

**Bedroom 9'5" x 8'11" (2.88 x 2.72)**

Having carpet, radiator, double glazed window to the rear and ceiling light point.

**Stairs**

Having carpet, double glazed window to the side and radiator.

**Bedroom 24'4" x 15'4" max (7.44 x 4.68 max)**

Having carpet, smoke alarm, ceiling light point, double glazed window to the front, double glazed dormer window and two radiators.

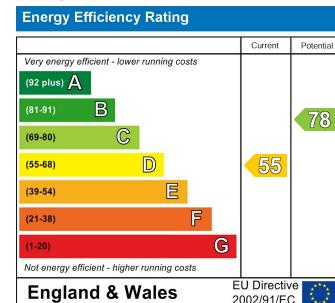
**Rear garden**

Being partly slabbed, with steps to lawned area.

**Outside**

As part of a renovated farmhouse, the property sits on the edge of a working farm yard which involves heavy machine vehicles being moved as well as livestock including poultry and pigs.

**Energy Performance Ratings**



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