

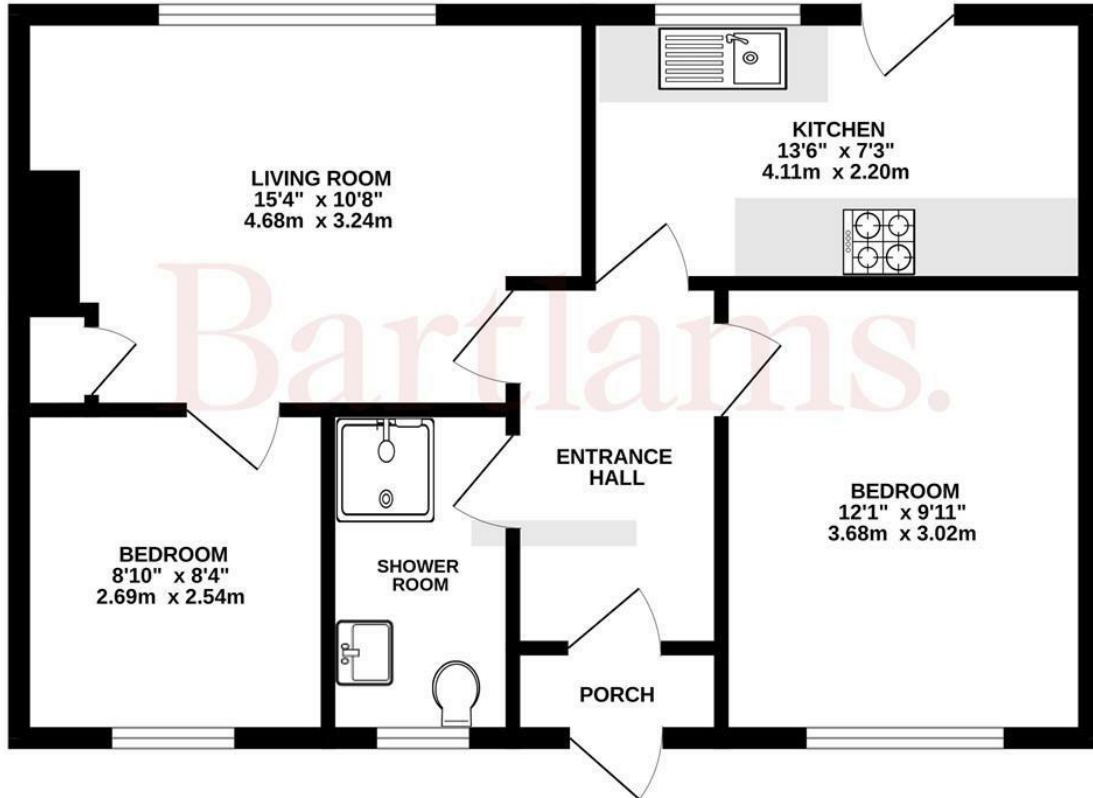


3 Letchmere Close, Pattingham, Wolverhampton, WV6 7AJ

Situated in the heart of the ever-popular village of Pattingham, this recently modernised two bedroom semi-detached bungalow occupies a generous plot and is ideally placed within easy walking distance of local amenities, including shops, well-regarded schools and the village park. The accommodation is well presented throughout and briefly comprises an inviting entrance hallway, a spacious and light-filled lounge, a newly fitted contemporary kitchen, two well-proportioned bedrooms and a stylishly refitted shower room. The property has been thoughtfully improved by the current owners, benefitting from a full rewire, double glazing and central heating, offering a ready-to-move-into home. Externally, the property continues to impress with ample off-road parking to the front, suitable for multiple vehicles. To the rear, there is a pleasant and private garden, mainly laid to lawn with a large patio area, ideal for outdoor dining and entertaining. ** IMMEDIATE AVAILABILITY - UNFURNISHED - SECURITY DEPOSIT £1440 OF WHICH HOLDING DEPOSIT £285 - NO TENANT FEES **

£1,250 Per Calendar Month

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	