



## 47 LIMES ROAD WOLVERHAMPTON, WV6 8RD

£2,250 PER CALENDAR

TO ARRANGE A VIEWING PLEASE COMPLETE THE ONLINE ENQUIRY FORM

Beautifully presented Detached Property located within this highly sought after location and a short walk into Tettenhall Village.  
The accommodation comprises of :- Entrance Hall, Living Room with access into private rear garden, Kitchen, Dining Room and downstairs w.c, Utility area.  
Stairs lead to Two Double Bedrooms (master with ensuite), Single Bedroom and Family Bathroom.  
Gas Central Heating, Double Glazed, Off Road Parking and Gardens.  
NB; THIS PROPERTY COMES AS PART FURNISHED

HOLDING DEPOSIT- £518 DEPOSIT - £2596 Epc - C C.tax Band E (W.ton)





| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements