



## 10 WENLOCK AVENUE WOLVERHAMPTON, WV3 7JA

£895 PER CALENDAR

BEFORE CONTACTING SWF FOR A PROPERTY VIEWING PLEASE COMPLETE THE ONLINE VIEWING FORM

Impressive Modern Semi-Detached Property situated in this popular residential area and with easy access into Wolverhampton City Centre. The accommodation comprises of:- Entrance Hall, Downstairs Cloakroom, Open Plan Living Area with fully fitted Kitchen and access into pleasant rear Garden with Patio Area. Stairs lead to Two Double Bedrooms one with fitted wardrobes, Bathroom with overhead shower. Electric Heating 2KWh of photo voltaic free electricity. Solar Panels fitted, Double Glazed. Off Road Parking. UNFURNISHED.

HOLDING DEPOSIT - £207 DEPOSIT - £1032 COUNCIL TAX BAND - B (W.ton) Epc - B

**SWF**  
Est. 1934  
SANDERS WRIGHT & FREEMAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Sanders, Wright & Freeman -  
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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