



## 10 WENLOCK AVENUE WOLVERHAMPTON, WV3 7JA

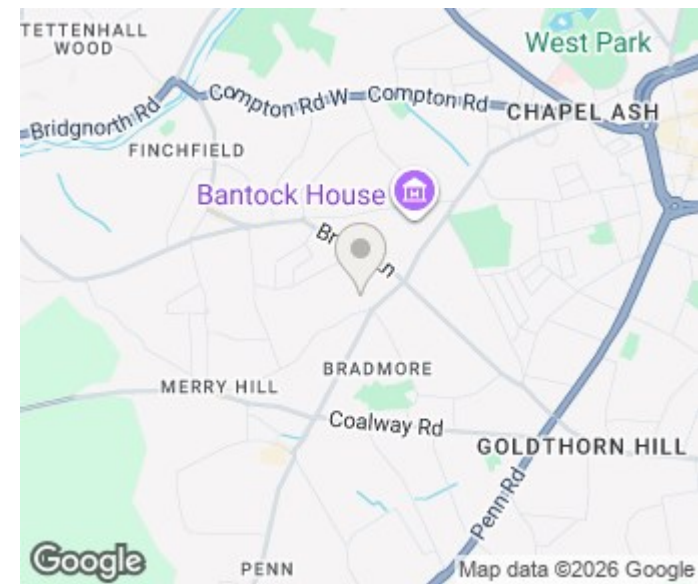
£895 PER CALENDAR

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(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	



Sanders, Wright & Freeman -  
Lettings  
13 Waterloo Road  
Wolverhampton  
West Midlands  
WV1 4DJ

01902575555  
enquiries@swfestateagents.co.uk  
<https://www.swfestateagents.co.uk>

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