



3 Spruce Way, Finchfield, Wolverhampton, WV3 9EZ

Refurbished 2-Bedroom First Floor Flat situated in peaceful cul-de-sac location in the well regarded and much sought after Finchfield area, within easy reach of local amenities, shops, eateries, schools and green areas. This newly redecorated property briefly comprises: Secure entry system; Light and airy Lounge with Dining area; Good sized Kitchen with cooker, space for fridge freezer, space and plumbing for washing machine, useful pantry; Two double Bedrooms, one having built-in wardrobes; Further storage cupboard; Modern Bathroom with panel bath and shower over, WC and wash hand basin; UPVC double glazing with brand new bedroom windows; Gas central heating; Garage in adjacent garage block; Off road parking in shared parking area; Maintained gardens surrounding; Would ideally suit retired or professional person. EPC: TBC. ** IMMEDIATE AVAILABILITY - UNFURNISHED - SECURITY DEPOSIT £1065 OF WHICH HOLDING DEPOSIT £210 - LONG TERM LETTING AVAILABLE - PETS CONSIDERED **

£925 PCM

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