



38 The Meadlands, Wombourne, Wolverhampton, Staffordshire, WV5 8HU

Modern 3-Bedroom mid-terrace house in an enviable position on sought after Poolhouse Farm in Wombourne with pleasant countryside views to the front and easy access to the village and all of the facilities which it has to offer. Located in a quiet cul-de-sac with no passing traffic, this attractive property briefly comprises: Entrance Hallway; Open plan Lounge/Diner with bay window to the front and french doors to the garden at the rear, feature fireplace and handy under stairs storage; Fitted Kitchen with appliances and door to rear garden; Two double Bedrooms, each with built-in wardrobes and a further single Bedroom, the front Bedrooms benefitting from the countryside views; Family bathroom with bath and shower over; Pleasant rear Garden with lawn and patio areas and gate leading to parking space and Garage with electricity supply to the rear of the property; Gas Central Heating; Double Glazing. ** AVAILABLE EARLY MARCH - SECURITY DEPOSIT £1235 OF WHICH HOLDING DEPOSIT £245 - LONG TERM LET AVAILABLE - NO TENANT FEES **

£1,075 PCM

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(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	