



## 19 Nailers Row, Wombourne, Wolverhampton, Staffordshire, WV5 0AR

Neat 1-Bedroom first floor flat within historic development of considerable character, reputed to originally date from the mid 1800's and converted some years ago to provide a delightful character home. Conveniently positioned near to local and supermarket shopping and all other usual village facilities, this well-presented property briefly comprises: Ground floor entrance door onto staircase leading to first floor accommodation; Shower Room with shower cubicle and shower off central heating, WC, wash hand basin, chrome towel radiator and useful wardrobe off; Double Bedroom; Airing cupboard housing Worcester Bosch combination boiler; Modern Kitchen with appliances including integrated chest height oven and induction hob; Comfortable Lounge with dual-aspect windows giving light airy feel and attractive cast iron-effect feature fireplace; Gas CH and uPVC double glazing; Off-Road Parking at rear; Pretty, communal gardens and Drying Area; Long Term Let available; An ideal first home which would particularly suit a single person or couple. \*\*AVAILABLE APRIL - UNFURNISHED - SECURITY DEPOSIT £915 OF WHICH HOLDING DEPOSIT £180 - NO TENANT FEES \*\*

**£795 PCM**

