

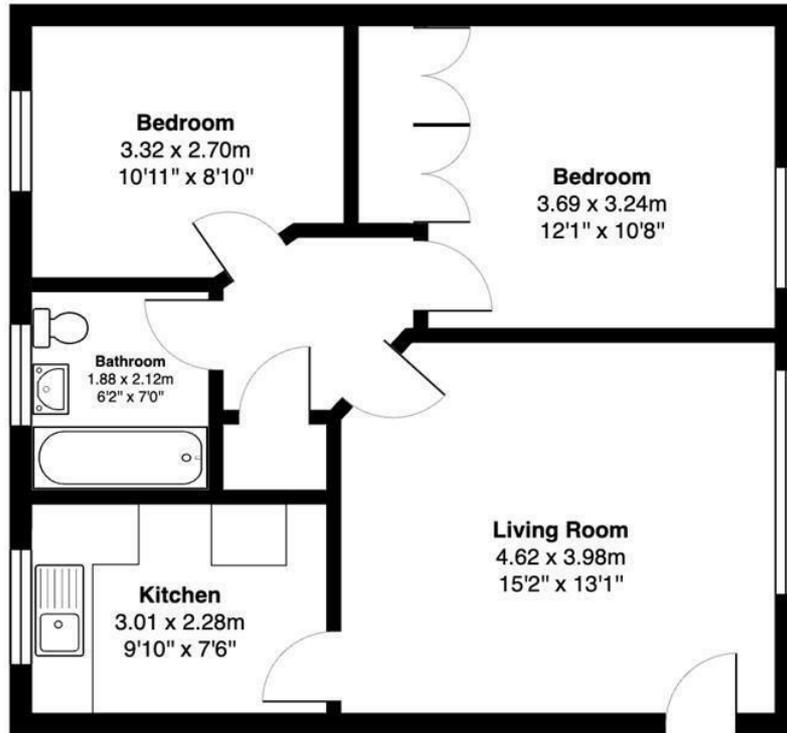
# Bartlams Lettings



## 33 Marnel Court Gail Park, Bradmore, Wolverhampton, West Midlands, WV3 7JJ

Spacious and newly improved 2-bedroom first floor flat situated off the main Trysull Road in a quiet cul-de-sac, conveniently placed for local amenities at nearby Bradmore and Merry Hill. Wolverhampton City Centre is easily accessible with public transport running along Trysull Road and Bantock Park is a short distance away. Furthermore, the area is well served by schooling in both sectors. This comfortable and immaculately presented accommodation benefits from brand new carpets throughout and briefly comprises: Composite door opening into well-proportioned Lounge with a large double glazed window to the front and coved ceiling; Newly modernised Kitchen with wall and base mounted cupboards, new worktops, new quartz sink, new integrated electric hob and oven, space and plumbing for washing machine and space for fridge freezer; Inner Hallway with storage cupboard off; Two good-sized double Bedrooms, the Principal having built in wardrobes; Bathroom having panelled bath with shower over, WC, pedestal wash basin and chrome heated towel rail; The apartment benefits from a Garage which is situated in a separate block to the rear; Maintained communal lawns to the front, side and rear of the block and a path leading to the front door; Gas central heating from combination boiler; uPVC double glazing. **VIEWING ESSENTIAL** to fully appreciate size and presentation. **\*\* IMMEDIATE AVAILABILITY - UNFURNISHED - LONG TERM LET AVAILABLE - SECURITY DEPOSIT £1000 OF WHICH HOLDING DEPOSIT £200 - NO TENANT FEES \*\***

**£875 PCM**



Total Area: 58.5 m<sup>2</sup> ... 629 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
 NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
 (PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		