



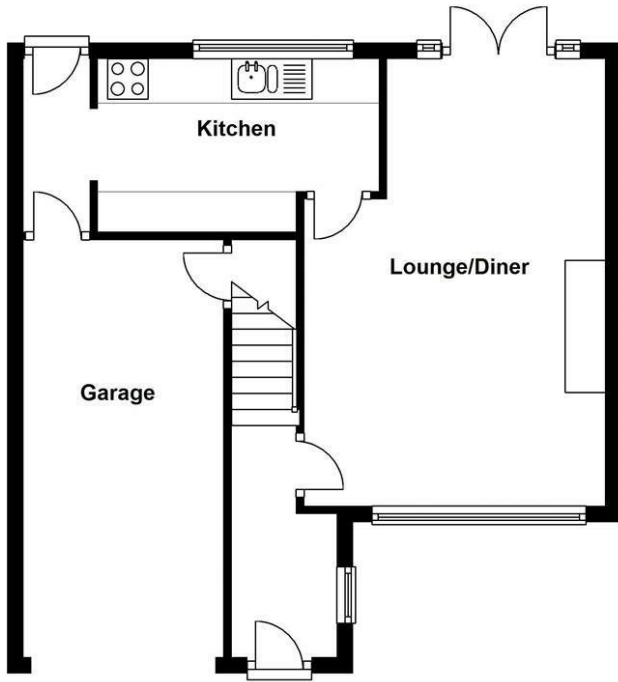
#### 4 Battlefield Hill, Wombourne, WOLVERHAMPTON, Staffordshire, WV5 0JJ

Modern 3 Bedroom End of Terrace house occupying a convenient position on the fringe of Wombourne Village within easy reach of the picturesque village centre shopping facilities, amenities and schools. It comprises: Entrance Hall, spacious Living Room with feature fireplace and gas fire, Breakfast Kitchen with range of built-in appliances, 3 Bedrooms, one with wardrobes, Bathroom with overbath shower and separate Toilet. Garage, Rear Garden, gas central heating and uPVC double glazing. Some floorings have been changed since photographs taken. \*\*AVAILABLE DECEMBER - UNFURNISHED - SECURITY DEPOSIT £1550 OF WHICH HOLDING DEPOSIT £310 - NO TENANT FEES \*\*

**£1,350 PCM**

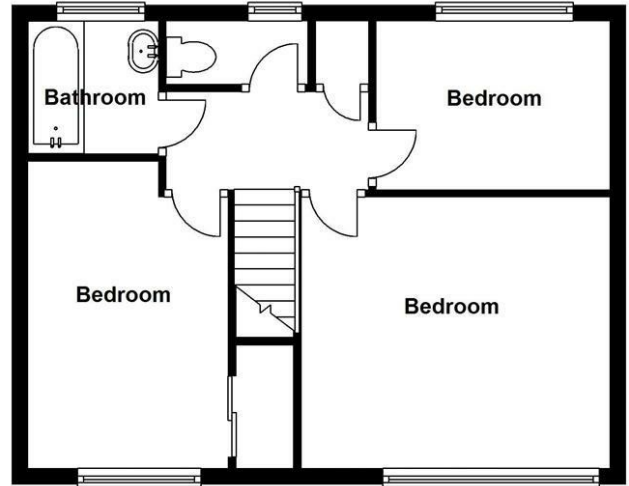
#### 4 Battlefield Hill

Approx. 47.9 sq. metres (515.1 sq. feet)



#### First Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



Total area: approx. 88.3 sq. metres (950.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC