



## 5 HIGHCLERE GARDENS WOLVERHAMPTON, WV4 4YY

PER CALENDAR MONTH £1,400 PER CALENDAR

TO ARRANGE A VIEWING PLEASE COMPLETE THE ONLINE ENQUIRY FORM

This beautiful presented Modern Three Bedroom Semi-Detached Property is positioned in a quiet cul-de-sac close to local amenities and easy access into the city centre. The accommodation comprises of: Entrance Hall, Living Room, Convenient Downstairs Cloakroom, Kitchen Diner with access into Rear Garden. Stairs lead to: Two Double Bedrooms (master with ensuite), Single Bedroom and Family Bathroom. Gas Central Heating, Double Glazed, Gardens and Off Road Parking for Two Cars.

HOLDING DEPOSIT - £322 DEPOSIT - £1615 EPC - B COUNCIL TAX - C (W.ton)

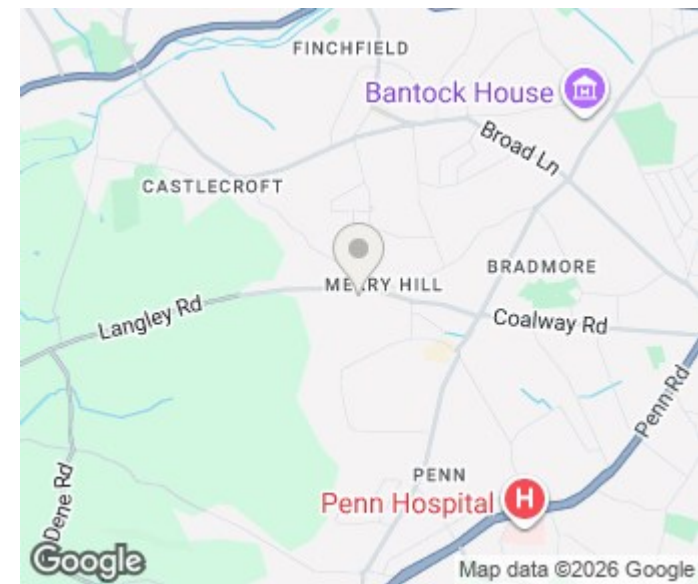


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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential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



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements