



JASON SIMMONS **exp**™ UK

POWERED BY

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Crewe Road, Wheelock

£140,000

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- Off-street parking for two vehicles
- Rear garden with large outbuilding
- Fitted kitchen
- NO ONWARD CHAIN
- Two bedroom cottage
- Double glazing & Central heating throughout
- Two double bedrooms
- Lounge with feature wood-burner
- Rivers over the River Wheelock
- Quote Ref: JS0070

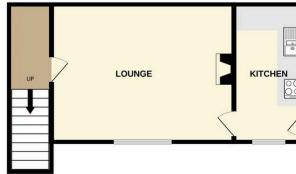


Quote Ref: JS0070. A TWO BEDROOM SEMI-DETACHED COTTAGE overlooking the River Wheelock and fields. To the ground floor offering; lounge with FEATURE WOOD-BURNER and a well presented fitted kitchen. To the first floor is a large landing, TWO DOUBLE BEDROOMS and a bathroom. Also, having OFF-ROAD PARKING, double glazing, central heating and a rear garden with large wooden outbuilding. Offered with NO ONWARD CHAIN.





GROUND FLOOR
260 sq.ft. (24.2 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 611 sq. ft. (56.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is not to scale and has not been tested as such by any surveyor. It is the responsibility of the prospective purchaser to have the floorplan tested and no guarantee as to their operability or efficiency can be given.
Made with Metrux 22022

01092023, 10:39 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)		
496 Craven Road STOURBRIDGE GWM1 9RL	Energy rating D	Valid until: 30 May 2033
		Certificate number: 21073456-2911-2611-1121
Property type Semi-detached house	Total floor area 50 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions
(<https://www.gov.uk/guidance/domestic-rental-regulations-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

The graph shows this property's current and potential energy rating.

This property's current energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.



<https://find-energy-certificate.service.gov.uk/energy-certificate/21073456-2911-2611-1121/print/true>

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