

# Bartlams Lettings



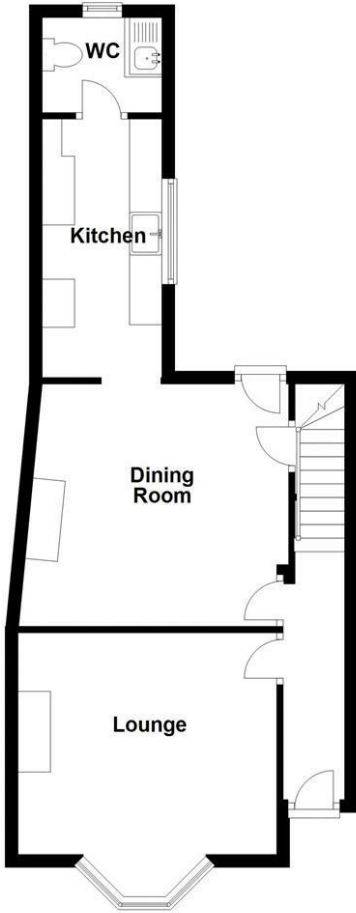
## 52 Regis Road, Tettenhall, Wolverhampton, West Midlands, WV6 8RW

Refurbished 2-Bedroom Victorian terraced villa residence well situated with pleasant aspect in favoured locality and convenient access to Upper Green and quaint Tettenhall village with its range of amenities. This charming property has been refurbished and redecorated in a style sympathetic to its period and to a high standard. Internally, the property comprises: Entrance Hall with wooden floor; Front Reception Room with bay window, wooden floor and feature fireplace; Rear Reception Room with wooden floor, feature fireplace, door to kitchen, door to garden and useful downstairs cloak cupboard; Galley-style kitchen tastefully appointed with a range of wall and floor cupboard units, integrated fridge and freezer, 5-burner gas range cooker with grill and double oven, extractor hood, Belfast sink and integrated dishwasher; Downstairs WC/Utility Room with washing machine, tumble drier, combination gas boiler and sink unit. On the first floor is a pleasant landing leading to two Bedrooms, one Double, one Single/small Double, both with feature fireplaces and one with alcove wardrobe area; Elegant House Bathroom with retro style heated towel radiator, WC, pedestal wash hand basin and freestanding bath with shower over. The property also features an Attic Room suitable as a Playroom/Office/Study/Storage area with velux window. Externally, to the front is a paved forecourt area, roadway parking and to the side and rear a patio area with garden furniture leading to a long lawn beyond which is a decked area and timber shed. The property benefits from UPVC double glazing and gas fired central heating. \*\*IMMEDIATE AVAILABILITY - UNFURNISHED - SECURITY DEPOSIT £1095 OF WHICH HOLDING DEPOSIT £215 - NO TENANT FEES\*\*

**£950 PCM**

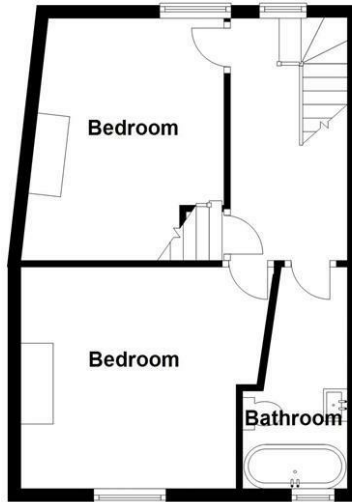
**52 Regis Road**

Approx. 44.8 sq. metres (482.0 sq. feet)



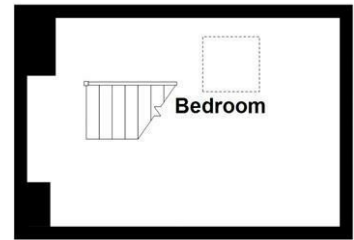
**First Floor**

Approx. 35.4 sq. metres (381.2 sq. feet)



**Second Floor**

Approx. 15.5 sq. metres (166.7 sq. feet)



Total area: approx. 95.7 sq. metres (1029.9 sq. feet)

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>			77
(55-68) <b>D</b>		52	
(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	