



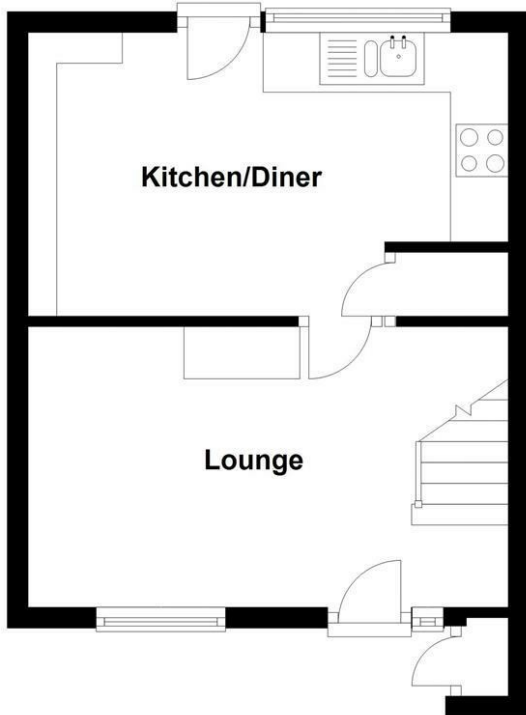
## 17 Brookside Close, Wombourne, Wolverhampton, Staffordshire, WV5 8JU

Beautifully presented and redecorated modern style 2 Bedroom Semi-Detached house situated in pleasant surroundings within Poolhouse Farm overlooking the pretty Wombrook and handy for the excellent village facilities and schools. The cosy and compact interior layout is appointed to a good standard and includes: Lounge with electric coal effect fire; superbly fitted Breakfast Kitchen with a range of light oak units and including built-under oven, gas hob and cooker hood; 2 Bedrooms, one with built-in airing cupboard; Bathroom with white suite and overbath shower; uPVC double glazing and Gas CH; Enclosed rear garden with gated access to rear parking area and Garage. Would ideally suit single person or couple. **\*\*IMMEDIATE AVAILABILITY - UNFURNISHED - DEPOSIT £980 OF WHICH HOLDING DEPOSIT £195 - SORRY NO PETS OR SMOKERS - NO TENANT FEES\*\***

**£850 PCM**

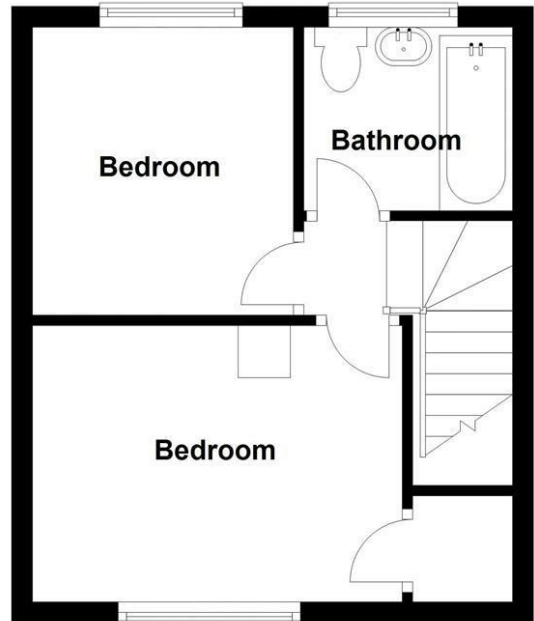
### 17 Brookside Close

Approx. 25.7 sq. metres (276.4 sq. feet)



### First Floor

Approx. 25.5 sq. metres (274.2 sq. feet)



Total area: approx. 51.1 sq. metres (550.5 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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	