

# Bartlams Lettings

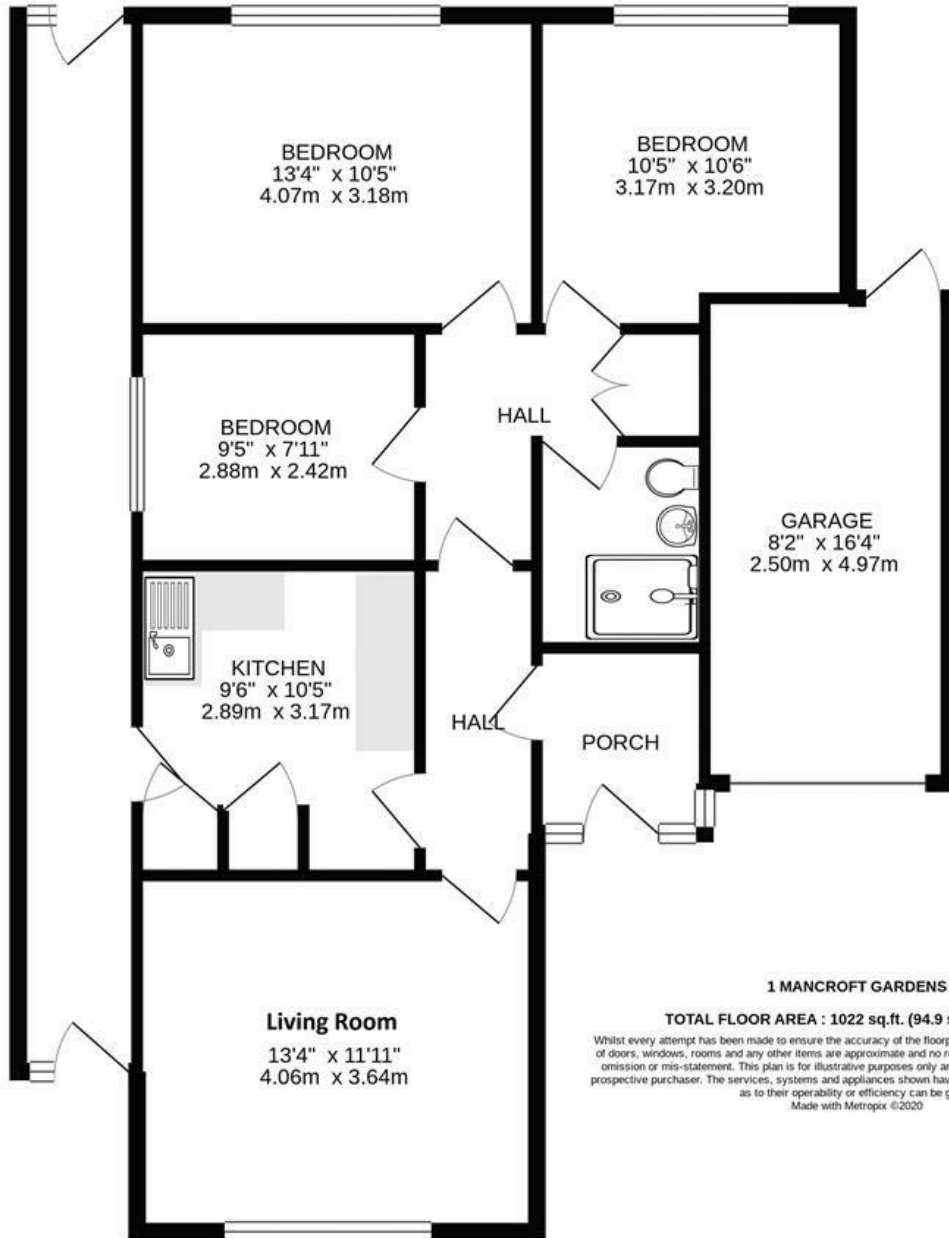


## 1 Mancroft Gardens, Tettenhall, Wolverhampton, West Midlands, WV6 8RR

Detached Bungalow tucked away in pleasant small cul-de-sac within exceptionally popular locality with convenient access to the nearby amenities at Upper Green. Surprisingly spacious accommodation of versatile layout, comfortably appointed with redecoration and improvements recently carried out. Porch and Hall. Bow-windowed Living Room with marble feature fireplace. Kitchen. Two double Bedrooms. Bedroom three/Dining Room. Modern Shower Room. Gas-fired central heating. Majority double glazing. Garage plus driveway parking. Side passage including laundry facility. Neatly landscaped rear garden enjoying reasonable privacy and including Summer House. \*\* AVAILABLE EARLY SEPTEMBER 2024- DEPOSIT £1325 OF WHICH HOLDING DEPOSIT £265 - SORRY NO DOGS - NO TENANT FEES] \*\*

**£1,150 PCM**

**GROUND FLOOR**  
**1022 sq.ft. (94.9 sq.m.) approx.**



**TOTAL FLOOR AREA : 1022 sq.ft. (94.9 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		