



5B Gravel Hill, Wombourne, Wolverhampton, Staffordshire, WV5 9HA

Conveniently located 2 Bedroom Cottage-Style Maisonette presented to a very high standard of specification and situated in the heart of Wombourne village a short walk from the shopping facilities and handy for other amenities including restaurants, schools of all grades and public transport. Presented over two floors, this impressive property briefly comprises: Entrance hall from private courtyard; Ground floor utility room with sink unit and space and plumbing for washing machine and fridge freezer; Modern Wetroom with underfloor heating, shower cubicle with rainfall shower, WC and corner wash hand basin unit; First Floor: Large Lounge with feature fireplace, wooden floor and bi-fold patio doors to flat roof; WC with wash hand basin; Modern Kitchen/Dining Area with quality integrated appliances, including dishwasher, chest height double electric fan assisted oven, 5-burner gas hob and having ample contemporary style cupboards and worktop space, wooden flooring, modern extractor hood, comfortable Dining area and wine cooler; Principal double Bedroom with built-in overlit cupboard units, feature fireplace, dual aspect windows and freestanding bathtub; Second double Bedroom; Boarded loft; Allocated parking for one car in carport plus extra space in front of garage (garage not included in let); Gas central heating; UPVC double glazing; Rear garden area. ** AVAILABLE EARLY OCTOBER - UNFURNISHED - SECURITY DEPOSIT £1295 OF WHICH HOLDING DEPOSIT £255 - PETS CONSIDERED (PET PREMIUM PAYABLE) NO TENANT FEES **

£1,125 PCM

