



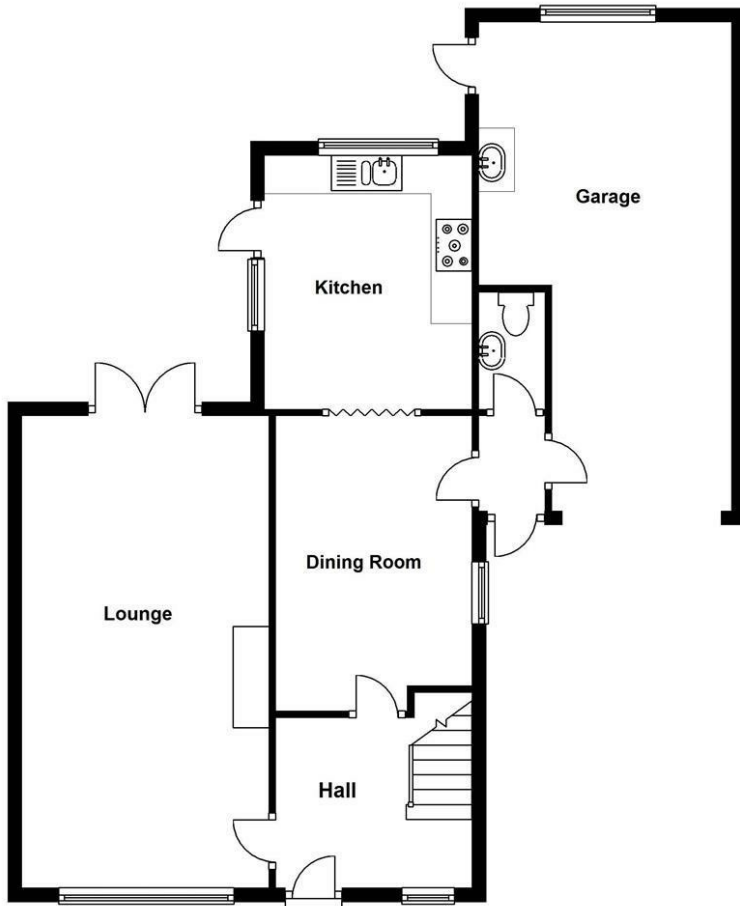
## 104 Planks Lane, Wombourne, Wolverhampton, Staffordshire, WV5 8DU

Pleasantly positioned 3 Bed Semi-Detached house of roomy proportions conveniently placed for local and village centre shopping facilities, public transport and schools of all grades. Situated adjoining school grounds the house has attractive two tone brick elevations which are a particularly attractive feature of the design. The layout has been usefully enlarged and features: Spacious Entrance Hall with laminate flooring; 22ft through Lounge with electric log burner effect electric fire; Dining Room with folding doors through to: adjoining Kitchen having a range of modern style white/grey units, integrated cooker and dishwasher; ground floor Toilet; 3 good Bedrooms; Bathroom with over bath shower; 22ft long Garage with extensive block paved driveway and parking facility to the front; Established rear garden backing onto school grounds and not directly overlooked; Shed; Boarded loft; Gas Central Heating; UPVC double glazing throughout. \*\*AVAILABLE MAY - SHORT TERM LET AVAILABLE - UNFURNISHED - DEPOSIT £1550 OF WHICH HOLDING DEPOSIT £310 - PETS CONSIDERED \*\*

**£1,350 PCM**

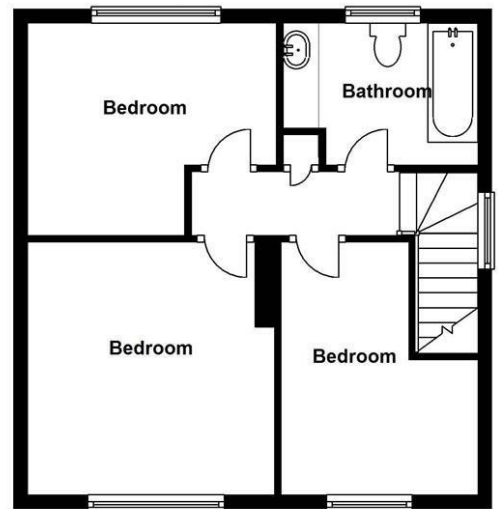
# 104 Planks Lane

Approx. 77.1 sq. metres (830.0 sq. feet)



## First Floor

Approx. 42.2 sq. metres (454.7 sq. feet)



Total area: approx. 119.4 sq. metres (1284.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(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	