



All enquiries Ref: James Paterson



- Leasehold two floor semi-detached house
- Investment

**Location:**

The property is situated on Dovedale Avenue between its junctions with Ashmore Lake Lane and Malvern Close. Public transport links include Wolverhampton mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A460, A454 and M6. Shopping amenities can be found locally within Willenhall with an extensive range of shops, bars and restaurants being found in Wolverhampton to the west and Walsall to the east. Recreational pursuits can be found locally at the open spaces of Clayhill five fields, Fibbersley Nature Reserve and Willenhall Memorial Park.

**Description:**

Leasehold semi-detached house arranged over ground and first floors let on an AST.

**Accommodation:**

First floor: Three bedrooms, shower room/WC  
 Ground floor: Reception room, kitchen, entrance hall  
 Outside: Front driveway for two cars and rear garden

**EPC rating:** D

**Council Tax Band:** B

**Tenancy:**

The property is let on an assured shorthold tenancy agreement (AST) for a term of 12 months from 25th October 2023 at a rent of £950 per calendar month.

**Rent reserved:**

**£11,400** per annum

**Lease:**

Held on a lease for a term of 99 years from 29 September 1956.

