



## 76 FANCOURT AVENUE WOLVERHAMPTON, WV4 4HY

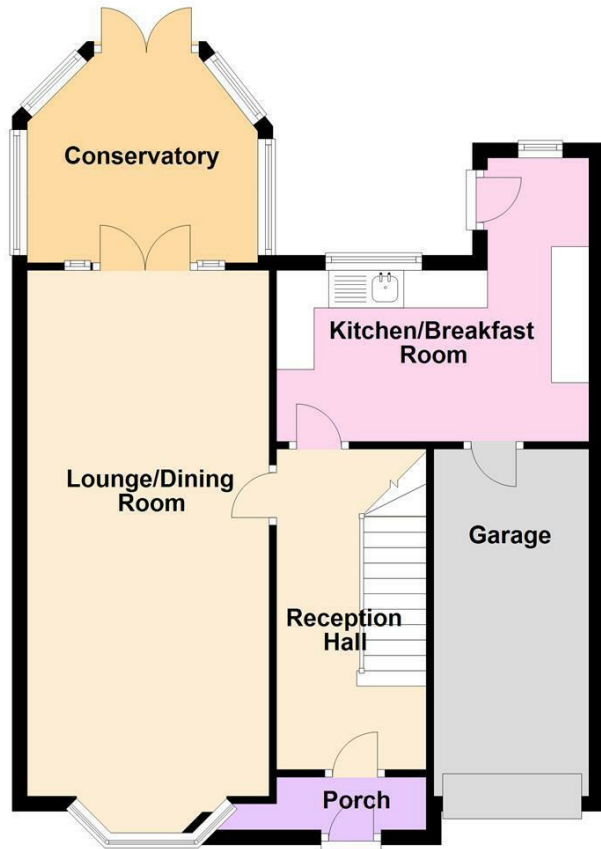
£1,250 (FROM) PER

VIEWING HIGHLY RECOMMENDED

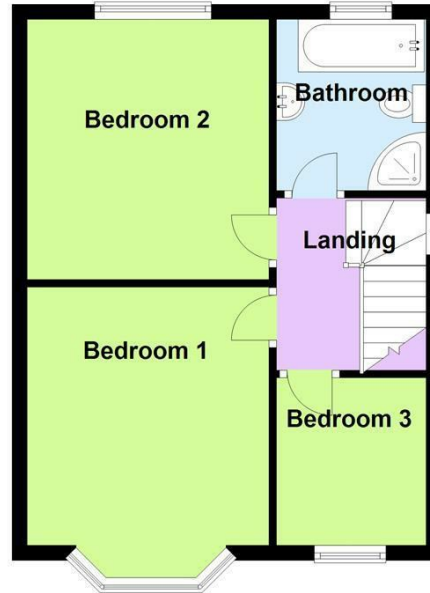
This nicely presented Semi-Detached Property is situated in this sought after location, close to local amenities and with easy access into the City Centre. The accommodation comprises of: Porch, Entrance Hall, through Lounge Diner with Conservatory off, Refitted Modern Breakfast Kitchen. Stairs lead to; Three Bedrooms, Refitted Modern Bathroom with additional Enclosed Shower. Pleasant Garden to the rear, Off Road Parking and Garage. Gas Central Heating and Double Glazed. UNFURNISHED  
Epc - D Council Tax - C Wolverhampton Holding Deposit -£287 Deposit - £1442



### Ground Floor



### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements