



**434E PENN ROAD (F1034)**  
**WOLVERHAMPTON, WV4 4DQ**

**PER CALENDAR MONTH £1,250 PER CALENDAR**

AVAILABLE FROM 15TH JULY 2024

Nicely Presented Three Bedroom Detached Property in the sought after Residential Area of Penn, with easy access into the City Centre. The spacious accommodation comprises of: Entrance Hall, Living Room, Dining Room, Kitchen and downstairs Cloakroom. Stairs lead to Spacious Master Bedroom with Fitted Wardrobes, Back Double Bedroom and spacious Single Bedroom, Refitted Bathroom with shower over bath, separate w.c. Gas Central Heating and Double Glazed, Gardens to Front and Rear and Detached Garage at Rear. UNFURNISHED. EPC - C COUNCIL TAX - D HOLDING DEPOSIT - £287




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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	71	83
<b>England &amp; Wales</b>	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