



## 11 VICTORIA ROAD WOLVERHAMPTON, WV3 7EU

£1,300 PER CALENDAR

### COMING SOON

This Three Bedroom Detached Property has been recently Refurbished to a High Standard.

The Property is close to a large selection of local amenities and with easy access into the City Centre.

The accommodation comprises of:- Entrance Hall, Modern Kitchen Diner, Down Stairs Cloakroom, Spacious Through Living Room with Patio Doors leading to the Rear Garden.


Stairs lead to: Two Double Bedrooms with Fitted Wardrobes, Single Bedroom and Family Bathroom.

Gas Central Heating, Double Glazed, Garage and off Road Parking. UNFURNISHED

DEPOSIT - £1500 HOLDING DEPOSIT - £299 EPC - E COUNCIL TAX W.TON - C





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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(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 	



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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