



## 12 RIVERSIDE WAY (F974) WOLVERHAMPTON, WV9 5JF

£950 (FROM) PER

This nicely presented Modern Two Bedroom Property is situated in this quiet sought after Semi Rural with access to open countryside, Watershead brook, and the River Penk. The accommodation comprises of:- Entrance Hall, Living Room, Kitchen Diner with access into Rear Garden. Stairs lead to Front Double Bedroom with Fitted Wardrobes, Single Bedroom and Bathroom with over head shower. Gas Central Heating and Double Glazed.

UNFURNISHED.

COUNCIL TAX SOUTH STAFFORDSHIRE BAND B

HOLDING FEE £218

DEPOSIT £1096

EPC - D





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (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