



## 4 INDIANAPOLIS GARDENS WOLVERHAMPTON, WV10 6GU

£1,599 PER CALENDAR

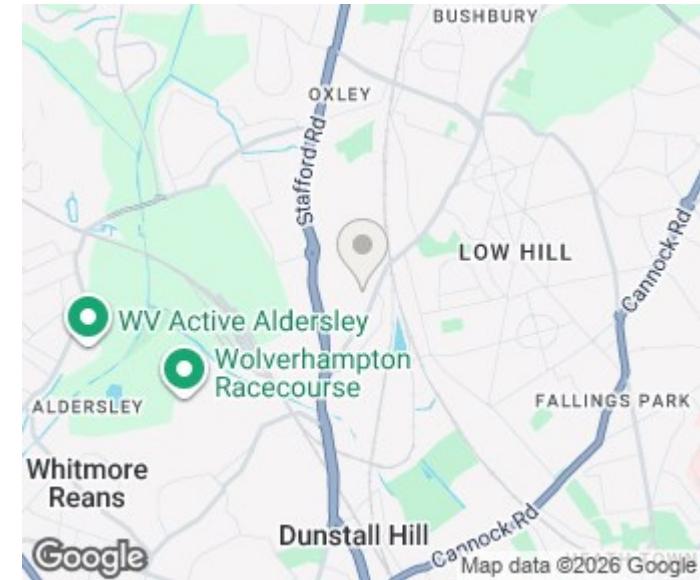
BEFORE CONTACTING SWF FOR A PROPERTY VIEWING PLEASE COMPLETE THE ONLINE VIEWING FORM

AVAILABLE AS MAJORITY FURNISHED ONLY!

Modern 4 Bedroom Detached Property, situated in this Prime Location with easy access to i54 Business Park, M54, Wolverhampton City Centre and also close to shops, pubs and Medical Facilities. The nicely presented accommodation comprises of; Entrance Hall, Living Room, Study, Downstairs Cloakroom, Kitchen Diner with access into rear garden. Stairs lead to: Master Bedroom with En-suite, 2 further Double Bedrooms, spacious Single Bedroom, Family Bathroom with additional Shower Cubicle. Garage with Car Charging Point, Gardens. Solar Panels, Gas Central Heating, Double Glazed.

HOLDING DEPOSIT - £367 DEPOSIT £1845 Epc - A COUNCIL TAX BAND - D (W.ton)

**SWF**  
Est. 1934  
SANDERS WRIGHT & FREEMAN



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 | 95                         | 95        |
| (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<br>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