



**Flat 34 Balfour Court,
Wolverhampton,
WV6 0BH**

£825 PCM

Two story maisonette set back off the Tettenhall Road in Wolverhampton.

This first and second floor maisonette briefly comprises of reception room c/w doors to balcony and a kitchen/breakfast room to the first floor.

Stairs leading to the second floor then lead to two double bedrooms, one with a mirrored, fitted wardrobe and then a bathroom with a shower over the bath.

The property has gas central heating but unfortunately no parking.

The property is available from the 10th of April 2026.

Rent: £825pcm

Deposit: £951 (5 weeks)

Holding Deposit: ONE WEEKS RENT – This is to reserve a property. Your Holding Deposit will be retained if any relevant person (including any guarantor(s)) provide false or misleading information, fail a Right to Rent check, withdraw from the property, or fail to take all reasonable steps to enter into a Tenancy Agreement. We will inform you in writing within 7 days of our decision should we retain your Holding Deposit. When the Tenancy Agreement commences your Holding Deposit will be deducted from your first month's rent.

EPC: D (a copy of the energy performance certificate will be available upon request and will be issued prior to commencement of the tenancy)

Council Tax Band: A (Wolverhampton County Council)

Term: Assured Shorthold Tenancy term to be agreed, but it will be for a minimum fixed period of 12 months.

Utilities: Mains electricity, water and drainage. Gas central heating boiler.

Broadband: Up to 1000mbps

Mobile Signal/Coverage Indoors: EE Variable / O2 Limited / Three Good / Vodafone Good

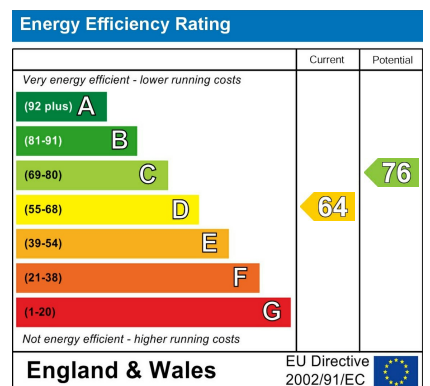
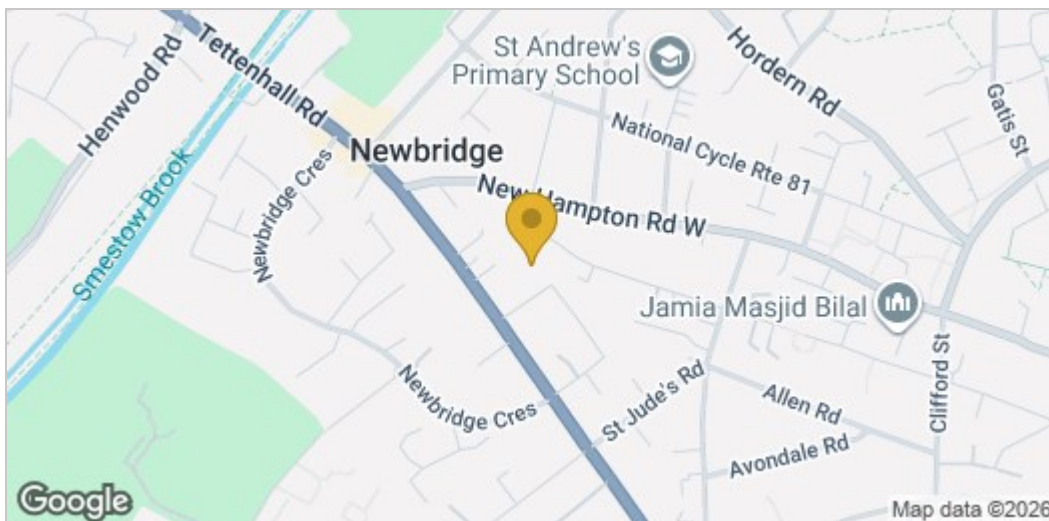
Mobile Signal/Coverage Outdoors: EE Variable / O2 Good / Three Good / Vodafone Good

Parking: No designated parking

Flood Risk: Rivers & Seas – No risk

Coastal Erosion Risk: None in this area

Coalfield or Mining Area: None in this area



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