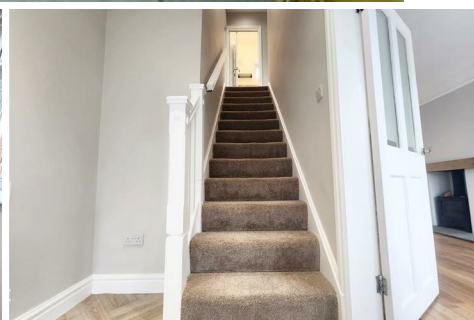


# Bartlams Lettings



## 110 Westacre Crescent, Wolverhampton, WV3 9AY

Bartlams Lettings and Lees-Bassett Homes are delighted to offer for rental this stunning extended 3-bedroom house in sought-after Finchfield. Immaculately presented throughout to a modern standard of specification this is an exceptional example of this type of property and briefly comprises: Modern frontage with stone hardstanding parking area for two vehicles complimented by attractive planted front borders and grey stone slabbed entrance area; Extended front porch providing impressive entrance Hall with hard flooring within; Large open-plan style Lounge with wooden floor, feature fireplace with log burner and double doors into Conservatory; Spacious Conservatory overlooking pleasant patio area and beautifully maintained and sizable rear Garden, mainly laid to lawn with timber shed, backing onto Smestow Valley Nature Park and South Staffordshire Railway Walk and surrounded by mature trees; Splendid re-modelled modern Kitchen of impressive proportions with ample worktops and cupboard space, 5-burner gas range cooker, dishwasher, space and plumbing for washing machine and space for most sizes of fridge freezer, space for tumble dryer, 1.5 ceramic sink unit and door to rear garden; Upstairs are two good-sized double bedrooms, the principal having built-in wardrobe, plus a further single Bedroom/Office, all with brand new carpets; Modern Bathroom with panel bath and mains gas shower over and pedestal wash hand basin; Separate toilet with bi-fold door, WC and wash hand basin; UPVC double glazing; Gas central heating from Worcester boiler. VIEWING IS ESSENTIAL to appreciate the standard of presentation and proportions of this delightful family home. \*\* IMMEDIATE AVAILABILITY - UNFURNISHED - SECURITY DEPOSIT £1550 OF WHICH HOLDING DEPOSIT £310 - NO TENANT FEES \*\*

**£1,345 PCM**



### Ground Floor

Floor area 44.2 sq.m. (476 sq.ft.)



### First Floor

Floor area 33.1 sq.m. (357 sq.ft.)

Total floor area: 77.3 sq.m. (832 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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>	66	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	