



71 Meadow Lane, Wombourne, Wolverhampton, Staffordshire, WV5 9BT

Delightfully situated 2 Bedroom First Floor Maisonette occupying an established position of popularity, handy for the nearby village centre facilities and schools of all grades. Neatly presented interior with gas CH system and uPVC double glazing. The layout features: Ground Floor Entrance Lobby with plumbed Utility off; spacious Living Room with fitted gas fire; Kitchen with a range of modern style units; 2 double Bedrooms; and Bathroom with Shower; Public Off-Road parking nearby; Sizeable enclosed garden to side. ****IMMEDIATE AVAILABILITY - UNFURNISHED - SECURITY DEPOSIT £950 OF WHICH HOLDING DEPOSIT £190 - LONG TERM LET AVAILABLE - NO TENANT FEES****

£825 PCM

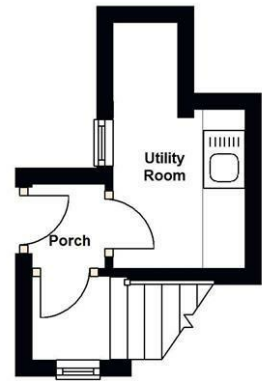
FIRST FLOOR

Approx. 59.3 sq. metres (638.0 sq. feet)



GROUND FLOOR

Approx. 5.7 sq. metres (61.2 sq. feet)



Total area: approx. 65.0 sq. metres (699.3 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using The Mobile Agent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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	