



## 31 CHURNET GROVE (F953) WOLVERHAMPTON, WV6 7QR

£1,200 (FROM) PER

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

Nicely presented Three Bedroom Semi-Detached Property is situated in this sought after Location and with Easy Access into the City Centre. The Spacious accommodation comprises of: Entrance Hall, Newly Fitted Kitchen, Living Room, Dining Room with doors leading into Large Conservatory with access into Pleasant Rear Garden. Stairs lead to Master Bedroom with Fitted Wardrobes, Back Double Bedroom, Spacious Single Bedroom and Family Bathroom with Overhead Shower. Off Road Parking, Gardens, Double Glazed and Gas Central Heating.

HOLDING DEPOSIT £276 DEPOSIT £1384 EPC - C COUNCIL TAX -B (S.Staffs)





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>			
(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	



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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