



**Swallow Hayes Rectory Road,
Wolverhampton,
WV7 3EP**

£1,800 PCM

A four/five bedroom, detached house located on the fringes of Albrighton High Street.

Swallow Hayes briefly comprises of hallway, lounge, dining room, kitchen, rear hall, WC/utility, sun room, office, shower/boiler recess and separate WC.

To the first floor you will find the master bedroom with en-suite, three further bedrooms and one small guest bedroom. There is a family sized bathroom with a separate WC.

The property benefits from oil central heating and has extensive parking and gardens.

Rent: £1800pcm

Deposit: £2076 (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: E (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: G (Shropshire Council)

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

Broadband: Up to 76mbps

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

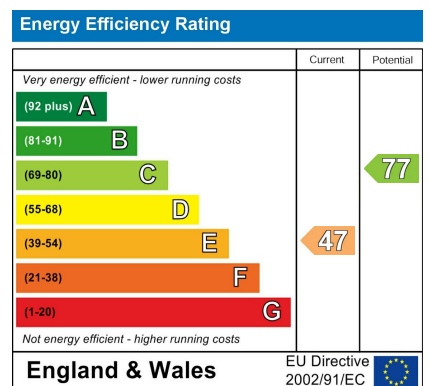
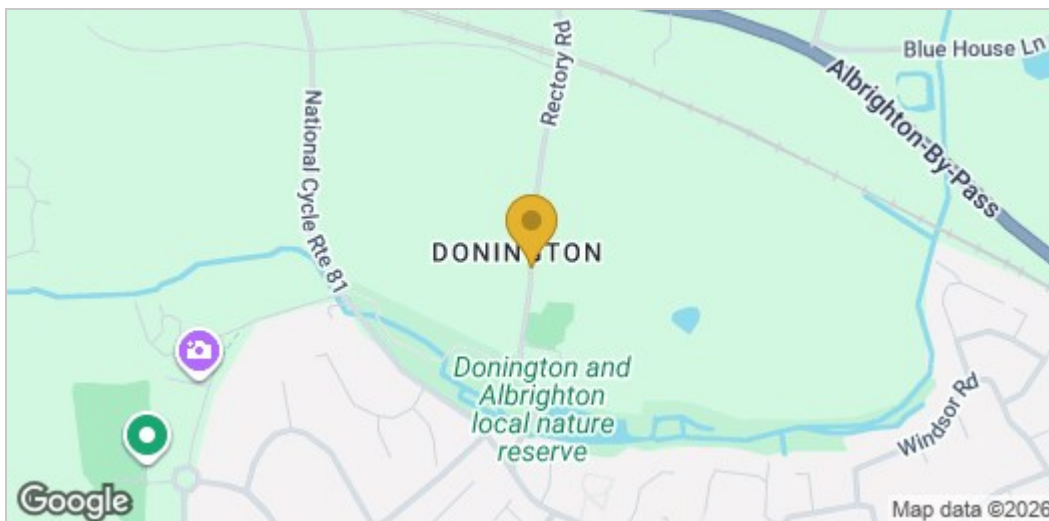
Mobile Signal/Coverage Outdoors: EE Good / O2 Good / Three Good / Vodafone Good

Parking: Private driveway.

Flood Risk: Rivers & Seas – No risk

Coastal Erosion Risk: None in this area

Coalfield or Mining Area: None in this area.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.