



## 79 WESTBOURNE ROAD WOLVERHAMPTON, WV4 5UF

PER MONTH £995 PER MONTH

BEFORE CONTACTING SWF FOR A PROPERTY VIEWING PLEASE COMPLETE THE ONLINE VIEWING FORM - AVAILABLE NOW -  
Well presented two bedroom detached bungalow situated in an extremely popular location convenient for a wide range of amenities including schools, shops and access to public transport with excellent links to Penn Village and Wolverhampton City Centre. The property features spacious and well proportioned accommodation throughout comprising entrance hall, living room, kitchen, two double bedrooms, bathroom and an enclosed garden to the rear.  
HOLDING DEPOSIT £229



## 79 WESTBOURNE ROAD

- AVAILABLE NOW • Well Presented Two Bedroom Detached Bungalow • Sought After Penn Location • Close To Amenities • Two Double Bedrooms • Enclosed Rear Garden



### APPROACH

The property is approached via a gravel forecourt.

### HALLWAY

Two radiators, skylight window and doors to:

### LIVING ROOM

14'8" x 11'8"

Double glazed windows to the front and side and radiator.

### BREAKFAST KITCHEN

11'8" x 8'7"

Double glazed window to the side, tiled floor, part tiled walls, ceiling down lighters, radiator and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring gas hob above, plumbing for a washing machine and a fitted breakfast bar.

### BEDROOM ONE

11'9" x 10'9"

Double glazed windows to the side and rear, radiator.

### BEDROOM TWO

9'0" x 8'11"

Double glazed window to the side and radiator.

### BATHROOM

8'11" x 5'7"

Double glazed obscure window to the side, towel rail, ceiling down lighters and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath with shower above.

### REAR GARDEN

To the rear of the property is a pleasant garden with a paved patio area and lawn beyond.

### PROPERTY INFORMATION

Title - The property is understood to be freehold.

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band A

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

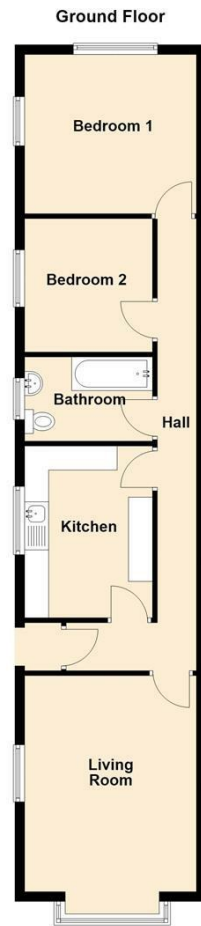
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available.  
Potential purchasers should contact their preferred  
supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term  
flood risk for an area in England -  
<https://www.gov.uk/check-long-term-flood-risk>

## 79 WESTBOURNE ROAD





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



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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