



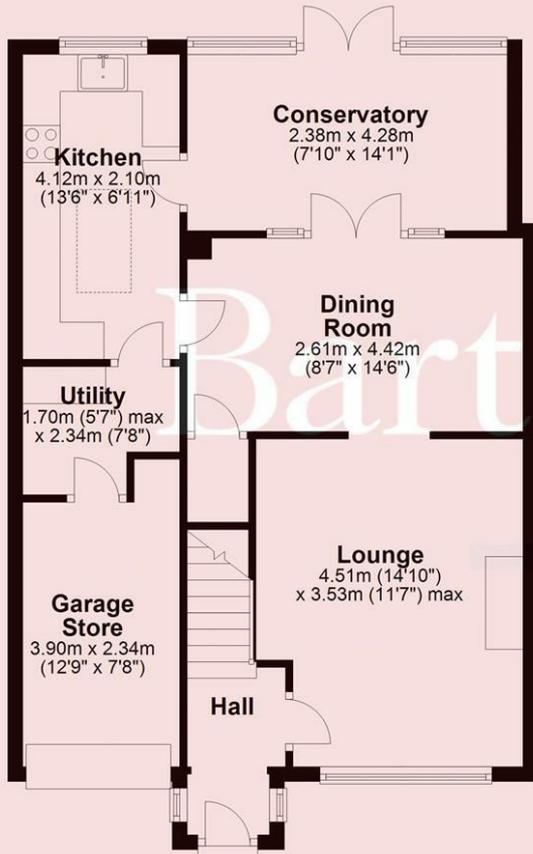
## 1 The Celandines, Wombourne, Wolverhampton, Staffordshire, WV5 8HZ

Stylishly presented, usefully enlarged and well-appointed modern style 3 Bedroom Semi-Detached house occupying a particularly pleasant position on the popular outskirts of Poolhouse Farm development, handy for the excellent village facilities and walking distance of schooling. Well worth interior inspection notable features include: Enlarged Entrance Hall; elegant Lounge with attractive fire surround; spacious Dining Room; uPVC double glazed Conservatory; Oak strip flooring; neatly fitted Breakfast Kitchen with built-in oven, hob and cooker hood, integrated fridge and Belfast sink; small Utility; 3 good Bedrooms; and Bathroom with white suite, overbath shower and chrome heated towel rail; Small Garage Store (12'8" x 7'8") with block-paved/gravelled driveway to front; Interesting hard landscaped rear garden with timber shed and comprehensively stocked with numerous plants and shrubs; Gas CH, uPVC double glazing and 3kw Photo-Voltaic Solar Panel array resulting in free electricity for the tenant(s) during sunlight hours. \*\* AVAILABLE MID-MAY - UNFURNISHED - SECURITY DEPOSIT £1440 OF WHICH HOLDING DEPOSIT £285 - NO TENANT FEES \*\*

**£1,250 PCM**

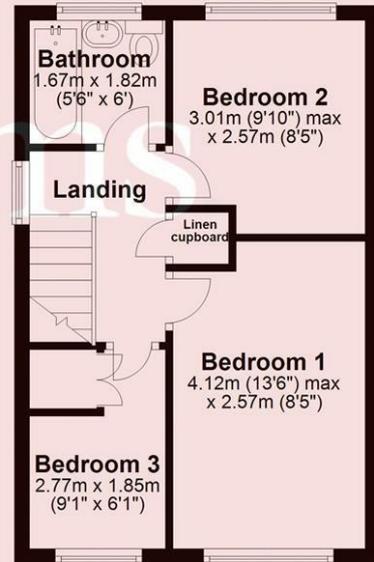
### Ground Floor

Approx. 64.4 sq. metres (692.9 sq. feet)



### First Floor

Approx. 32.0 sq. metres (344.5 sq. feet)



Total area: approx. 96.4 sq. metres (1037.4 sq. feet)

Floor plan for illustration purposes only - NOT TO SCALE (floor areas approximate only)  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		84	87
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		