

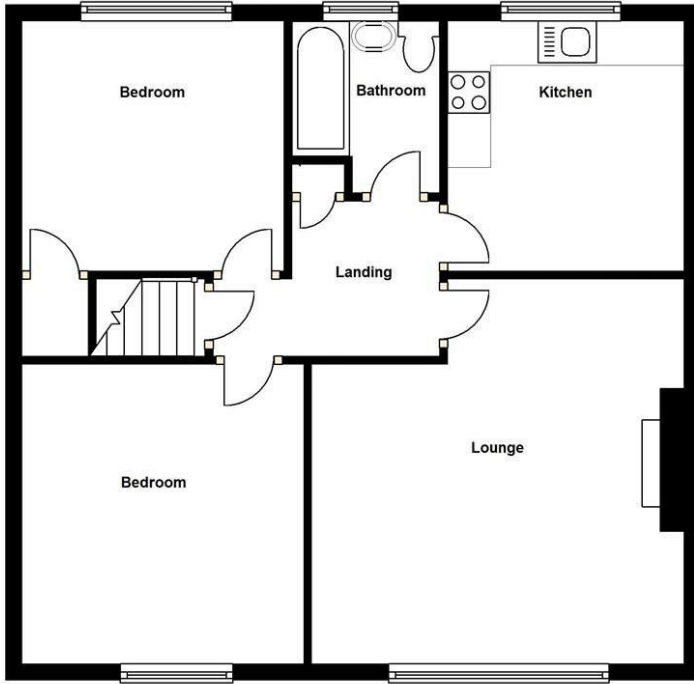


7 Lamb Crescent, Wombourne, Wolverhampton, Staffordshire, WV5 0DZ

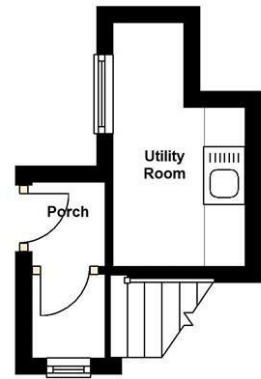
Spaciously proportioned 2 Bedroom First Floor Maisonette in convenient location just off Giggetty Lane, handy for local shopping, schools and public transport. Layout features Ground Floor Entrance Lobby with plumbed Utility Off; First Floor Landing; Living Room with brick fireplace; Superbly refitted Breakfast Kitchen with built-in oven, microwave, hob and cooker hood; 2 double Bedrooms; Stylish fitted Bathroom with white suite including 'P' shaped bath and shower; Gas CH and uPVC double glazing; Paved rear garden; **UNFURNISHED - IMMEDIATE AVAILABILITY - DEPOSIT £865 OF WHICH HOLDING DEPOSIT £170 - NO TENANT FEES**

£750 PCM

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



Basement
Approx. 5.7 sq. metres (61.4 sq. feet)



Total area: approx. 65.0 sq. metres (699.4 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		76	77
(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		