



Affitto proudly present this TWO BEDROOM HOME within walking distance to most local amenities including shops, supermarket and Wolverhampton City Centre.

There are also excellent Bus, Metro and Train links to Dudley and Birmingham City Centres.

This property comprises of a carpeted lounge, newly fitted dining kitchen benefitting from, partly wall tiling, fitted units, work surfaces, stainless steel sink with mixer tap, gas hob, hood and plumbing for a washing machine. On the ground floor there is also a guest w/c and access to the rear garden.

On the first floor there are two double bedrooms. The property benefits from gas central heating and good quality carpets throughout, décor has been kept to neutral colours. The family bathroom, also on the first floor, is modern, partly tiled, fitted with a three piece bathroom suite and an electric shower.

Royal Gardens is located within a short walking distance to a supermarket, a retail park, City Centre, schools and has excellent transport links to Dudley and Birmingham. This property is available to view NOW call now to avoid disappointment.

Council Tax Band: A


Deposit: £1,263.46

Holding Deposit: £252.69



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) A		96
B (81-91)		
C (69-80)	82	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.