



# Wells Avenue, Wednesbury

£182,500 Freehold

3 bedroom terraced house for sale

## Description

Lovely 3 bedroom terraced family house with no upward chain, the property comprises- Driveway providing off road parking, entrance hallway, storage cupboard, lounge, dining room, breakfast kitchen, downstairs shower room and wc, 3 good size bedrooms and a family bathroom, rear garden with 2 paved patio areas, part lawned and enclosed with fence panels, double glazing and central heating.

Council Tax Band: A

Tenure: Freehold

## Tenure

Freehold







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (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		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>58</b>	<b>84</b>	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> 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.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> )	

Viewing by appointment only  
 Courtney Downing Estates Ltd - Head Office  
 Courtney Downing Estates Ltd, C/O Clear Accountancy Services Ltd, E Innovation Centre,  
 Telford, Shropshire TF2 9FT  
 Tel: 07792936415 Email: [courtney@courtneydowningestates.co.uk](mailto:courtney@courtneydowningestates.co.uk) Website:

