

SIMPLE LIFE

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## Eureka Gardens, Wolverhampton, WV2

£1,100 PCM

The James Mill Way development takes its name from its former location as a James Mills metal forming and rolling mill. Now the site offers a beautiful mixture of 2, 3 and 4 bedroom homes to rent.

The Irwell is a stunning home built with you in mind. Entering through the front door you are welcomed by an attractive kitchen with a range of contemporary fitted units and modern integrated appliances. Heading through the hallway will take you into a spacious living/dining area which is finished with beautiful wooden flooring and French windows which open out onto your private rear garden. The lower floor also benefits from a storage cupboard and WC.

Upstairs you will find two spacious double rooms, the master bedroom including a fitted, mirrored wardrobe, whilst the second bedroom benefits from having built in storage space. There is also a main bathroom equipped with a bath and shower.

Situated just 0.5 miles away from Wolverhampton City Centre, you will have everything you need at your fingertips with a Sainsbury's, Lidl and Iceland under a mile away, plus over 600 shops, bars, cafes and restaurants in the city centre. Shopping fanatics will also feel right at home with both Mitre Retail Park and Bilston Retail Park located just 0.5 km from your doorstep!

The site 10 miles away from Birmingham's vibrant city centre, which can be easily accessed by the M6 which is 4 miles from the development, or the local train station, just 0.7 miles away. Wolverhampton train station additionally offers direct services to Manchester and Liverpool.

With a focus on regenerating the Wolverhampton area in recent years, many families and young professionals are choosing this as a place to call home. This is encouraged by the excellent standard of schools that are available in proximity to our development.

Deposit £1260  
Holding Deposit £250  
Unfurnished  
Council Tax B  
Available 22nd April 2026





## Key Features

- Private driveway
- Fitted wardrobes to master bedroom
- Fridge freezer
- Oven and hob
- Light grey carpets in the bedrooms and stairs
- Security alarm system
- Dishwasher
- Washing/drying machine
- Light wash wood effect flooring
- Outside taps for watering the garden

## Location

