



3 LYDIA MEWS, WELHAM GREEN AL9 7PZ

£1,975 Per Calendar Month |

ANDREW WARD<sup>EST 1988</sup>  
ESTATE AGENTS





## Property Overview

A MODERN THREE BEDROOM LINKED DETACHED HOUSE SITUATED IN A QUIET AND POPULAR CUL-DE-SAC IN THE VILLAGE OF WELHAM GREEN with newly fitted carpets to the stairs and first floor rooms, downstairs has polished wood block flooring.

This property offers large dual aspect Living Room with patio doors onto garden.

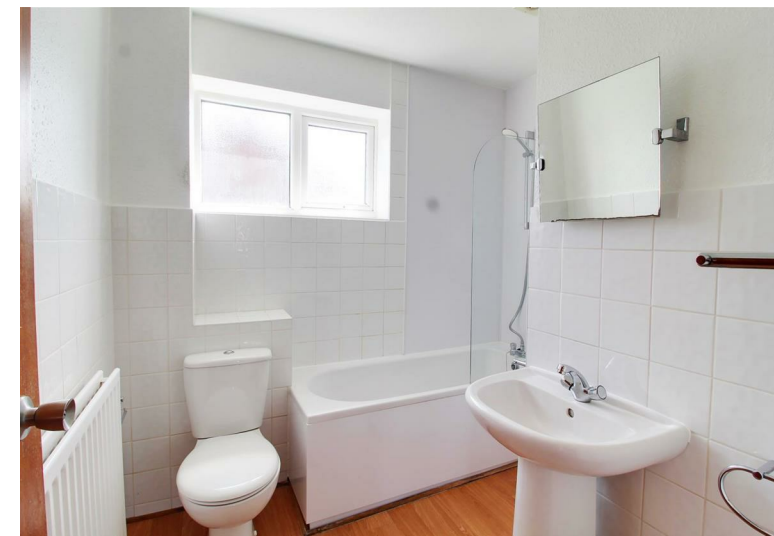
Modern fitted Kitchen, Downstairs Cloakroom, Family Bathroom and benefits from secluded side and rear gardens with direct access to a Detached Garage and Private Drive.

Double glazed and Gas central heating.

Offered unfurnished and available from early March 2026 - long term rental.







## Property Features

- LOUNGE/DINER: 25'0 x 10'9
- DOWNSTAIRS CLOAKROOM
- KITCHEN: 9'3 x 7'8
- PRIVATE PARKING
- GAS CENTRAL HEATING
- BEDROOM 1: 13'9 x 9'9
- BEDROOM 2: 10'5 x 9'9
- BEDROOM 3: 9'5 x 8'0
- GARAGE: 18'8 x 8'2
- UNFURNISHED

## Agents Notes

AWAITING NEW PHOTOS - PHOTOS SHOWN TAKEN FROM CHECK-IN 2024

Please ask for our tenant information sheet B(16) for guidance on fees. Tenants will be responsible for all the usual outgoings and services relating to the rental property.

COUNCIL TAX BAND: E -

EPC RATING: C



Awaiting Floor Plan...



To view more photographs of this property visit  
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## Contact us

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**Disclaimer:** "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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