



Pelsall Lane | Rushall | WS4 1NE
£1,250 PCM

 Webbs
estate agents

Summary

Webbs Estate Agents are delighted to offer this beautifully presented and generously proportioned family home to let, ideally located in the sought-after area of Rushall, within easy reach of Pelsall and Walsall Town Centre including surrounding amenities. This spacious property boasts a large driveway providing ample off-road parking, along with a modern and stylish finish throughout. The ground floor offers two expansive reception rooms, ideal for family living and entertaining, alongside a brand-new fitted kitchen with an adjoining utility area for added convenience.

A particular highlight is the converted garage, now a versatile multipurpose room that can serve as a fourth bedroom, home office, or playroom, complete with an adjacent modern downstairs shower room. Upstairs, the property continues to impress with a newly fitted family bathroom, two generous double bedrooms, and a comfortable single bedroom. Outside, the home enjoys a substantial rear garden, perfect for outdoor living and relaxation. Early viewing is highly recommended to fully appreciate the space and quality on offer.

Key Features

Rooms and Dimensions

PROPERTY DETAILS

Entry

2'4" x 6'0" (0.73 x 1.85)

Hallway

15'6" x 6'9" (4.73 x 2.07)

Reception

12'0" x 11'0" (3.68 x 3.37)

Reception

19'9" x 10'0" (6.02 x 3.07)

Kitchen

14'7" x 7'7" (4.46 x 2.33)

Utility Area

8'8" x 7'0" (2.66 x 2.14)

Multi-purpose Room

17'8" x 7'0" (5.40 x 2.14)

Shower Room

6'2" x 6'11" (1.90 x 2.12)

Landing

6'6" x 3'9" (1.99 x 1.16)

Bedroom

12'1" x 10'1" (3.70 x 3.08)

Bedroom

12'2" x 10'2" (3.72 x 3.12)

Bedroom

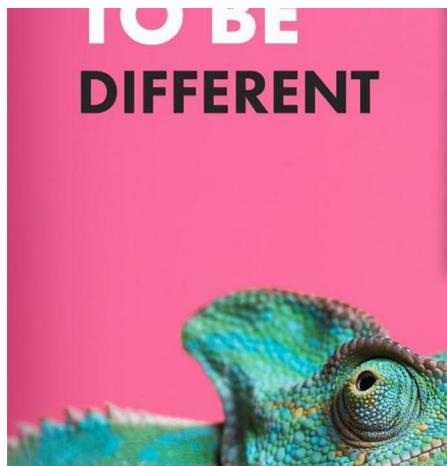
8'6" x 7'10" (2.60 x 2.39)

Bathroom

8'9" x 7'9" (2.67 x 2.38)

Please Note







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Planned		Current	Planned
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
Band A	B		Band A	C	
Band B	C		Band B	D	
Band C	D		Band C	E	
Band D	E		Band D	F	
Band E	F		Band E	G	
Band F	G		Band F		
Very energy efficient - lower running costs			Very environmentally friendly - higher CO ₂ emissions		
Band G			Band G		

England & Wales EU Directive 2002/91/EC

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