



Pelsall Lane | Rushall | WS4 1NE

£1,250 PCM

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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)

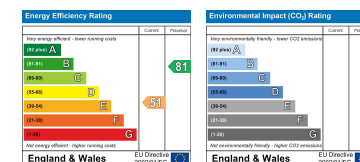
#### Please Note







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.



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