



Smithfield Road | Walsall | WS3 1ND

£1,050 PCM

 **Webbs**
estate agents

Summary

Webbs Estate Agents are pleased to bring to market this traditional three bedroom semi detached home, offering spacious living and convenience being close to all local amenities including shops, schools and transport links.

In brief this home comprises of: entrance hall, lounge, dining room, kitchen and guest WC and porch.

On the first floor there are three generously sized bedrooms and brand new fitted family bathroom.

To the front of this home there is a driveway and lawn area.

To the rear of this property there is an enclosed rear garden and a detached garage accessed through double gates to the side of the home.

Key Features

Rooms and Dimensions

PROPERTY DETAILS

Lounge

12'1" x 10'4" (3.70 x 3.15)

Dining Room

10'0" x 12'9" (3.07 x 3.90)

Kitchen

13'2" x 5'3" (4.03 x 1.61)

Downstairs Toilet

3'1" x 2'9" (0.96 x 0.86)

Landing

2'9" x 13'6" (0.85 x 4.12)

Bedroom One

10'2" x 12'10" (3.10 x 3.92)

Bedroom Two

10'2" x 10'5" (3.11 x 3.18)

Bedroom Three

7'1" x 8'6" (2.17 x 2.60)

Bathroom

5'10" x 5'5" (1.79 x 1.66)

TENANCY INFORMATION & IMPORTANT NOTES







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Approximate total area⁽¹⁾
74.6 m²

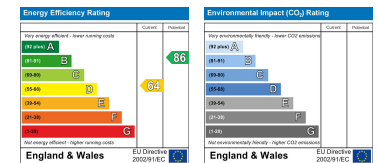
(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

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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