



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







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	Modelled
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	86	64
Energy efficient	Environmentally friendly	86	64
Standard	Standard	86	64
Energy inefficient	Unusually high CO ₂ emissions	86	64
Very energy inefficient - higher running costs	Very environmentally unfriendly - higher CO ₂ emissions	86	64
All energy efficient - lower running costs	All energy efficient - lower CO ₂ emissions	86	64
All energy inefficient - higher running costs	All energy inefficient - higher CO ₂ emissions	86	64
England & Wales	EU Directive 2002/91/EC	86	64
England & Wales	EU Directive 2002/91/EC	86	64