



West Street | Walsall | WS3 2BE

£975 Per Month

 **Webbs**
estate agents

Summary

Webbs Estate Agents are pleased to present to let this two bedroom detached house located in Walsall. Conveniently positioned close to local amenities, schools, and transport links, this attractive home presents an excellent rental opportunity in a popular residential location.

The property features a bright living room to the front, separate dining room, and an additional multi purpose room providing ideal flexibility for home working, hobbies, or occasional guest space.

To the rear, the fitted kitchen is complemented by a rear hallway/garden access, adding practicality to the layout. Upstairs, the property offers two well-proportioned double bedrooms and a sizeable family bathroom, all accessed from a central landing.

Key Features

Rooms and Dimensions

PROPERTY DETAILS

Hallway

12'0" x 2'11" (3.68 x 0.91)

Living Room

12'11" x 8'7" (3.94 x 2.62)

Dining Room

11'9" x 11'9" (3.59 x 3.59)

Study

9'5" x 6'9" (2.89 x 2.08)

Kitchen

7'8" x 6'9" (2.35 x 2.07)

Rear Porch

4'9" x 7'3" (1.46 x 2.21)

Landing

12'2" x 2'7" (3.71 x 0.81)

Bedroom

12'2" x 11'11" (3.71 x 3.64)

Bedroom

12'2" x 8'11" (3.72 x 2.73)

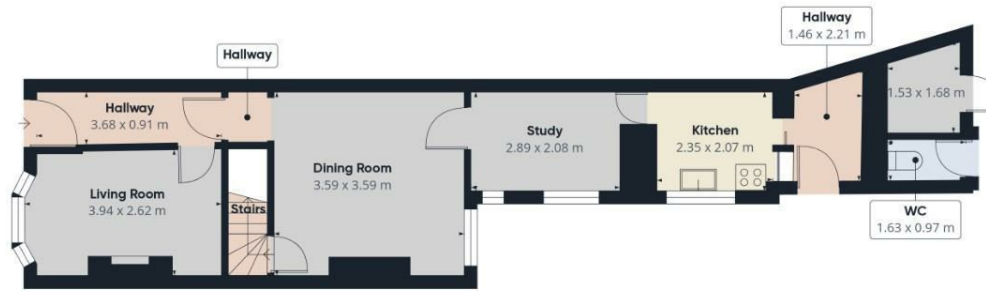
Bathroom

9'6" x 6'10" (2.92 x 2.10)

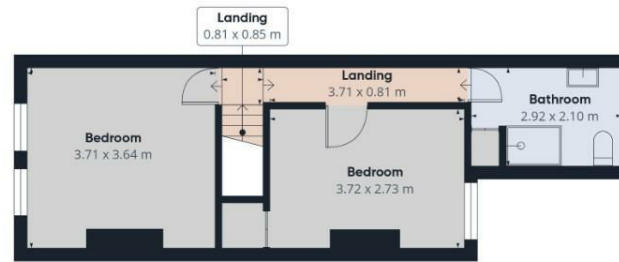
TENANCY INFORMATION & IMPORTANT NOTES







Ground Floor



Floor 1



Approximate total area⁽¹⁾
80.6 m²

(1) Excluding balconies and terraces

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Key Average Energy Cost - lower energy costs</p> <p>105.00 A</p> <p>105.00 B</p> <p>105.40 C</p> <p>105.40 D</p> <p>105.40 E</p> <p>105.40 F</p> <p>105.40 G</p>	<p>74</p>	<p>Key Environmental Impact - lower CO₂ emissions</p> <p>105.00 A</p> <p>105.00 B</p> <p>105.40 C</p> <p>105.40 D</p> <p>105.40 E</p> <p>105.40 F</p> <p>105.40 G</p>	<p>74</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>