



West Street | Walsall | WS3 2BE

£950 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





Energy Efficiency Rating

Very energy efficient - lower running costs
 (91-100) A
 (81-90) B
 (71-80) C
 (55-70) D
 (46-54) E
 (39-45) F
 (31-38) G
 Not energy efficient - higher running costs

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England & Wales

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions
 (91-100) A
 (81-90) B
 (71-80) C
 (55-70) D
 (46-54) E
 (39-45) F
 (31-38) G
 Not environmentally friendly - higher CO₂ emissions

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England & Wales