



Wardles Lane | Walsall | WS6 6DX

£1,400 Per Month

 **Webbs**  
estate agents

## Summary

Webbs Estate Agents are delighted to present this spacious family home, ideally located close to local amenities, shops, and schools. This property is beautifully presented with a contemporary finish and benefits from excellent transport links, making it convenient for both commuting and public transportation.

The accommodation, in brief, comprises an inviting entrance hallway, a lounge, and a versatile open-plan living space that features a modern kitchen, dining area, and a conservatory with garden views. Additional ground-floor amenities include a utility room, a shower room, and a flexible space that can be used as a home office, gym, or workspace.

On the first floor, you will find three generously sized double bedrooms and a stylish, modern family bathroom.

Externally, the property boasts a large driveway to the front and an enclosed garden to the rear, providing plenty of outdoor space.

## Key Features

## Rooms and Dimensions

### PROPERTY DETAILS:

#### Reception Hall

7'10" x 5'5" max (2.405 x 1.669 max)

#### Lounge

14'10" x 11'10" max (4.541 x 3.628 max)

#### Open Plan Kitchen/Diner

17'11" max x 16'7" (5.475 max x 5.074)

#### Conservatory

11'4" x 6'7" (3.472 x 2.021)

#### Utility Room

8'11" x 4'11" (2.726 x 1.523)

#### Ground Floor Shower Room

6'7" max x 4'1" max (2.01 max x 1.254 max)

#### Office/Gym/Workspace

15'6" x 7'3" (4.749 x 2.218)

#### Landing

9'8" max x 5'8" (2.965 max x 1.776)

#### Bedroom One

14'1" x 8'4" (4.302 x 2.555)

#### Bedroom Two

12'9" x 8'9" (3.892 x 2.686)

#### Bedroom Three

10'11" x 8'9" (3.343 x 2.690)

#### Family Bathroom

5'10" x 5'8" (1.792 x 1.752)

### TENANCY INFORMATION & IMPORTANT NOTES





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
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England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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