



Bloxwich Road | Walsall | WS3 2UY

£1,295 PCM

 **Webbs**
estate agents

Summary

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

The property features a entrance hallway, living room, fitted kitchen. Two double bedrooms and two bathrooms on the ground floor.

Upstairs there are a further two bedrooms and two bathrooms along with a multi purpose room providing ideal flexibility for home working, hobbies, or occasional guest space.

Key Features

Rooms and Dimensions

PROPERTY DETAILS

Hallway

9'10" x 5'10" (3.02 x 1.79)

Living Room

2'6" x 8'3" (0.78 x 2.52)

Kitchen

7'10" x 13'2" (2.40 x 4.02)

Bedroom

14'6" x 8'6" (4.44 x 2.61)

Bathroom

4'10" x 6'3" (1.48 x 1.93)

Bedroom

11'8" x 10'8" (3.57 x 3.27)

Bathroom

3'6" x 6'0" (1.09 x 1.84)

Landing

2'10" x 3'3" (0.87 x 1.00)

Bedroom

11'9" x 10'8" (3.60 x 3.27)

Bathroom

9'1" x 2'4" (2.78 x 0.73)

Bedroom

12'11" x 11'10" (3.95 x 3.62)

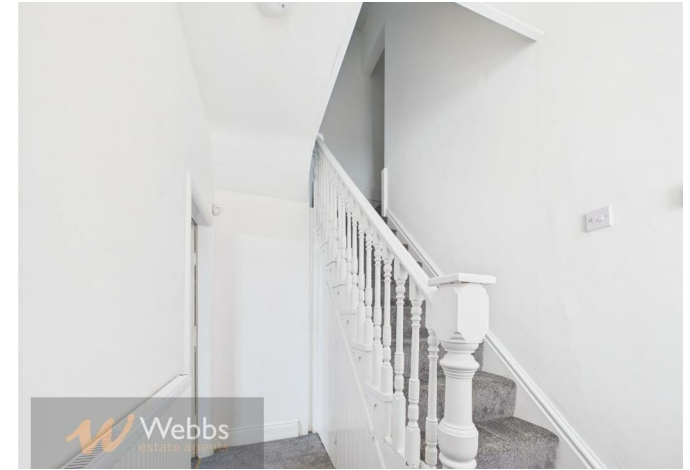
Study

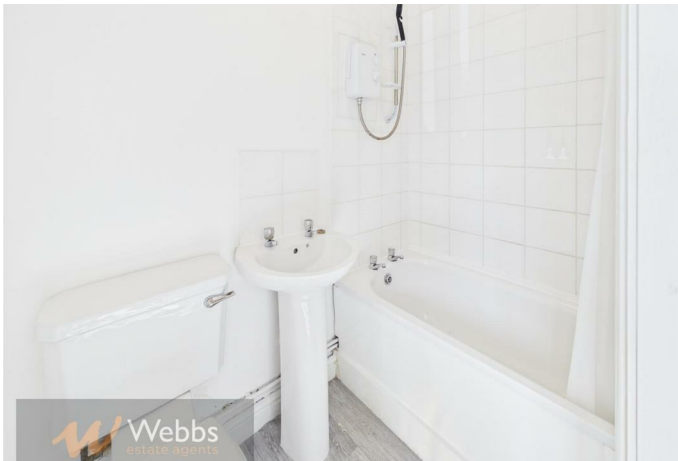
7'10" x 7'9" (2.40 x 2.37)

Bathroom

7'10" x 6'11" (2.41 x 2.12)

TENANCY INFORMATION & IMPORTANT NOTES







Ground Floor



Floor 1



Approximate total area⁽¹⁾
106 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.

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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	
Score	Band	Score	Band
81	A	10	A
79	B	9	B
77	C	8	C
75	D	7	D
73	E	6	E
71	F	5	F
69	G	4	G

England & Wales EU Directive 2002/91/EC