



Duchess Road | Walsall | WS1 4NW

£1,400 PCM

 **Webbs**
estate agents

Summary

Webbs Estate Agents are pleased to present this well-presented three-bedroom detached home for rent. Ideally situated close to local schools, shops, amenities and excellent transport links.

The property benefits from a driveway to the front, an integral garage, and a welcoming entrance leading into a generous living room. While the fitted kitchen offers ample storage and worktop space. To the rear, a bright sunroom overlooks the garden, creating an additional reception area. A convenient ground floor WC completes the downstairs accommodation.

The first floor comprises three well-proportioned bedrooms, including a principal bedroom with the added benefit of an en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Key Features

Rooms and Dimensions

PROPERTY DETAILS

Entrance
2'11" x 3'5" (0.90 x 1.06)

Living Room
17'10" x 10'3" (5.45 x 3.14)

Dining Room
8'2" x 10'1" (2.51 x 3.08)

Sunroom
13'3" x 10'3" (4.06 x 3.13)

Kitchen
8'2" x 8'9" (2.50 x 2.68)

WC
2'6" x 5'5" (0.78 x 1.66)

Bedroom
10'10" x 8'1" (3.31 x 2.47)

Ensuite
5'9" x 5'2" (1.77 x 1.59)

Bedroom
10'9" x 9'1" (3.29 x 2.77)

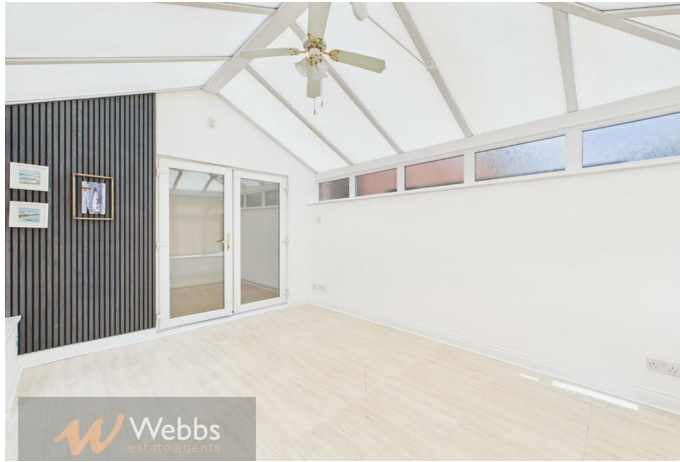
Bedroom
8'10" x 8'1" (2.71 x 2.47)

Bathroom
7'6" x 5'4" (2.29 x 1.65)

Garage
16'1" x 8'7" (4.91 x 2.64)

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	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
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