



Lingfield Drive | Walsall | WS6 6LS

£1,200 PCM

 **Webbs**  
estate agents

## Summary

Webbs Estate Agents are delighted to offer to let this immaculate and well-maintained semi-detached house, situated in a popular development close to local amenities, shops, and schools, this property also offers easy access to road and rail links.

This stunning home features an entrance hallway, a spacious lounge/diner with doors leading to the rear garden, and a contemporary kitchen with integrated appliances.

The first floor comprises three bedrooms and a family bathroom.

Externally, the property boasts a sizable rear garden, a converted garage providing ample storage space, and a driveway at the front offering ample off-road parking.

Viewing is essential to appreciate the size and quality of this home.

Early enquiries are advised to avoid disappointment.

## Key Features

- Immaculate presented semi detached house
- Close to local amenities, shops & schools
- Contemporary fitted kitchen
- Large rear garden & driveway to front
- Viewing essential to fully appreciate
- Popular residential development
- Large open plan lounge/diner
- Three bedrooms & bathroom
- Garage converted to large store
- Early enquiries advised

## Rooms and Dimensions

### PROPERTY DETAILS:

#### ENTRANCE HALLWAY

#### LARGE THROUGH LOUNGE DINER

22'8" x 11'9" (6.922 x 3.593)

#### MODERN REFITTED KITCHEN

10'8" x 7'10" (3.261 x 2.389)

#### LANDING

#### BEDROOM ONE

11'11" x 10'10" (3.648 x 3.326)

#### BEDROOM TWO

11'11" x 11'5" (3.651 x 3.485)

#### BEDROOM THREE

6'6" x 6'4" (2.00 x 1.943)

#### REFITTED FAMILY BATHROOM

6'3" x 5'3" (1.916 x 1.608)

#### VERY LARGE REAR GARDEN

#### LARGE STORAGE ( CONVERTED GARAGE)

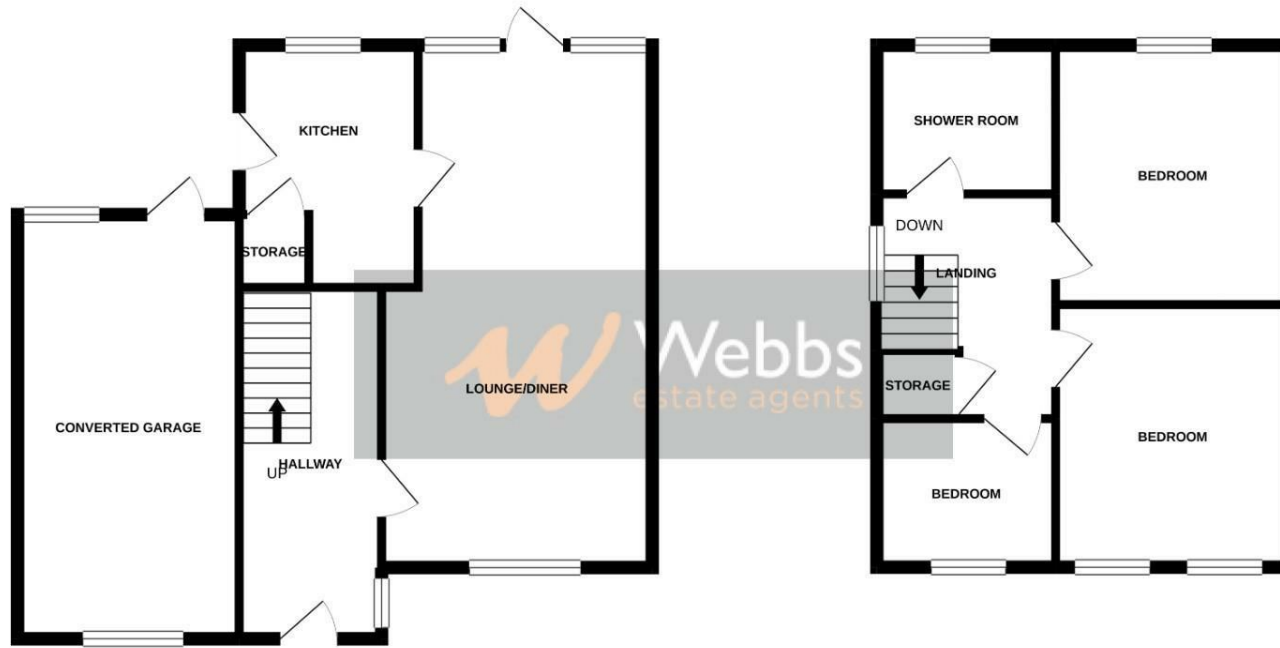
#### Please Note





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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