



Newhome Way | Walsall | WS3 1JH

£1,200 PCM

 Webbs  
estate agents

## Summary

Webbs Estate Agents are pleased to offer to let this spacious and well presented three-storey property situated on a popular residential development, ideally positioned centrally to both Bloxwich and Walsall town centres and within easy access to major road networks.

In brief, the property comprises of; a reception hallway, kitchen, spacious lounge/diner, conservatory, and guest wc. With four generous bedrooms, an en suite, a family bathroom, and plenty of storage.

Externally, the property boasts well-maintained gardens to the front and rear, a driveway, and a garage.

The property also benefits from gas central heating and double glazing.

## Key Features

## Rooms and Dimensions

### PROPERTY DETAILS:

#### GROUND FLOOR

##### Kitchen

9'1" x 7'11" (2.788 x 2.437)

##### Lounge

12'3" x 13'1" max (7'11" min) (3.745 x 3.99 max (2.421 min))

##### Conservatory

9'7" x 9'5" (2.932 x 2.873)

##### Guest WC

4'3" x 3'6" (1.320 x 1.086)

#### FIRST FLOOR

##### Bedroom Two (Rear)

14'9" max (12'2" min) x 8'3" (4.506 max (3.727 min) x 2.526)

##### Bedroom Three (Front)

12'3" x 6'9" (3.751 x 2.067)

##### Bedroom Four (Rear)

12'4" max (7'11" min) x 6'4" (3.763 max (2.428 min) x 1.936)

#### Bathroom

6'8" x 5'7" (2.050 x 1.714)

#### SECOND FLOOR

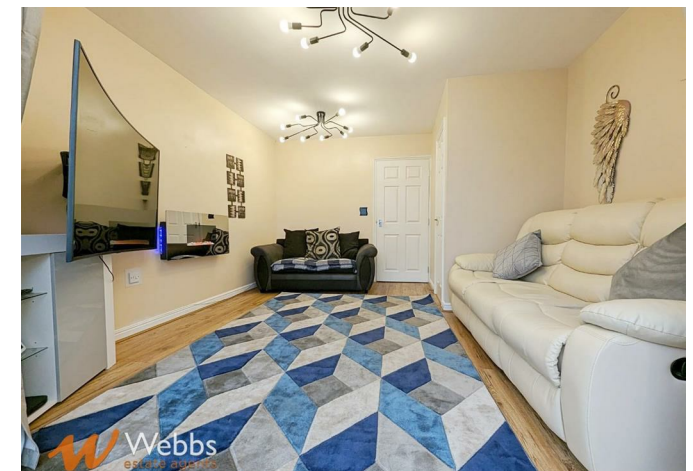
##### Bedroom One

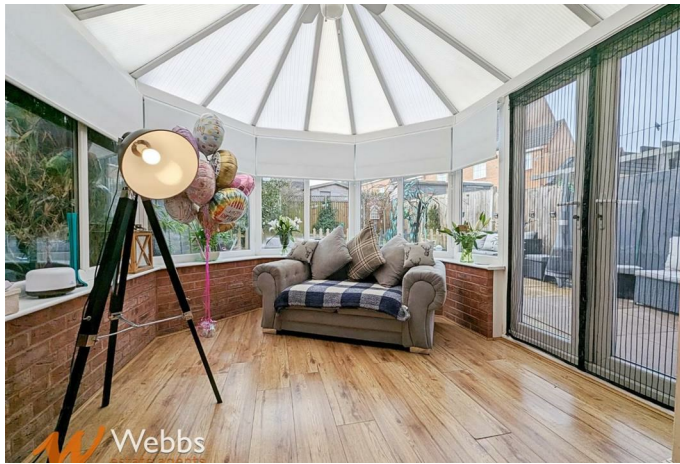
18'3" max (8'2" min) x 12'3" max (5'1" min) (5.581 max (2.512 min) x 3.747 max (1.551 min))

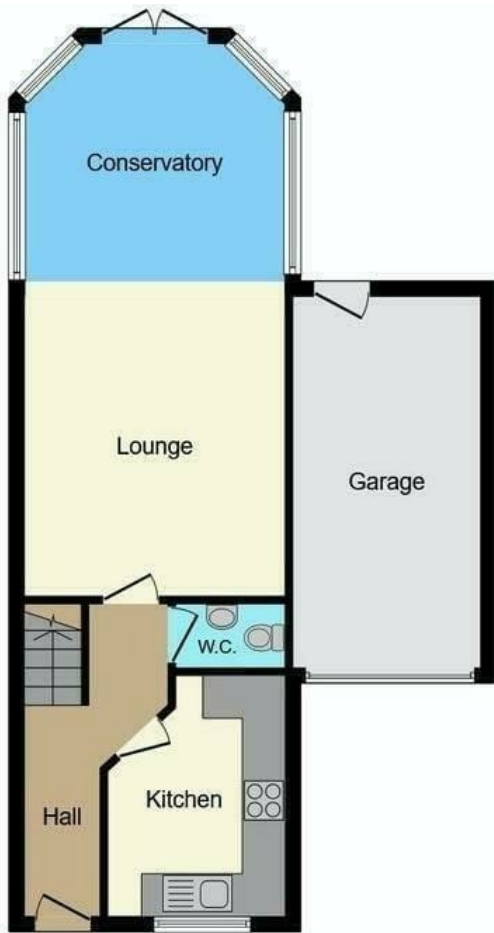
##### En-Suite

10'2" x 7'10" (3.102 x 2.410)

#### Please Note



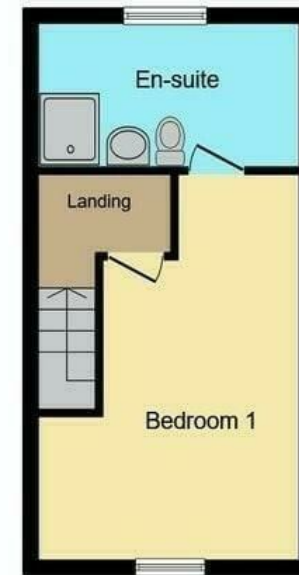




**Ground Floor**



**First Floor**



**Second Floor**

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
 76 <b>A</b>	 87 <b>B</b>	 1000 <b>B</b>	 1000 <b>B</b>
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	