



Webbs

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**Church Road | Brownhills, Walsall | WS8 6AA**  
**£1,200 PCM**

**W** Webbs  
estate agents

## Summary

Webbs Estate Agents are delighted to offer for rent, this well maintained family home standard in a very quiet popular residential area, this three-bedroom semi-detached house offers spacious and versatile living.

The ground floor features a bright and welcoming hallway, open plan kitchen / diner, a bright living room and WC. Upstairs, there are three well-proportioned bedrooms with the master having an en suite shower room and a modern family bathroom.

There is a private enclosed rear garden and a driveway to the front of the garage giving access into the rear garden.

Early viewing is highly recommended to appreciate the size and potential of this wonderful home.

## Key Features

## Rooms and Dimensions

### PROPERTY DETAILS

#### Entrance Hallway

#### Living Room

17'2" x 9'1" (5.25 x 2.78)

#### Kitchen/Diner

17'2" x 11'5" (5.25 x 3.50)

#### Landing

#### Bedroom One

10'1" x 8'11" (3.09 x 2.74)

#### En Suite

5'8" x 3'3" (1.74 x 1.01)

#### Bedroom Two

9'3" x 9'2" (2.84 x 2.8)

#### Bedroom Three

7'10" x 6'7" (2.39 x 2.01)

#### Bathroom

7'8" x 5'7" (2.35 x 1.71)

#### Garage

### 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 <sub>2</sub> ) Rating	
		Current	Modelled
Very energy efficient - lower running costs	90	Very environmentally friendly - lower CO <sub>2</sub> emissions	90
90-89	B	90-89	B
89-80	C	89-80	C
80-69	D	80-69	D
69-54	E	69-54	E
54-36	F	54-36	F
36-0	G	36-0	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	