



Clayhanger Lane | Walsall | WS8 7DS

£995 PCM



## Summary

Webbs Estate Agents are thrilled to present this two bedroom semi detached house to rent on the popular Clayhanger Lane. Conveniently situated near local amenities, schools and parks.

In brief the home has a Porch, Hallway, Lounge to front and Kitchen/Diner to the rear. Upstairs there are two double bedrooms with En-suite to the main and also a modern family bathroom. Externally the property boasts a driveway at the front and a fully enclosed rear garden.

## Key Features

## Rooms and Dimensions

### PROPERTY DETAILS

#### Porch

5'2" x 1'10" (1.58 x 0.57)

#### Hallway

3'8" x 4'5" (1.14 x 1.36)

#### Living Room

10'9" x 14'4" (3.28 x 4.37)

#### Kitchen/Diner

13'8" x 8'0" (4.18 x 2.46)

#### Landing

6'3" x 4'4" (1.93 x 1.33)

#### Bedroom

10'8" x 11'7" (3.27 x 3.54)

#### Ensuite

5'3" x 6'10" (1.61 x 2.09)

#### Bedroom

7'1" x 10'9" (2.18 x 3.28)

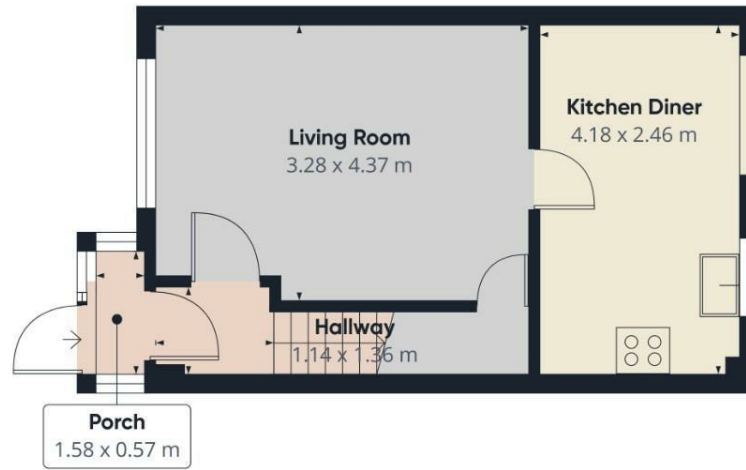
#### Bathroom

6'4" x 6'2" (1.94 x 1.90)

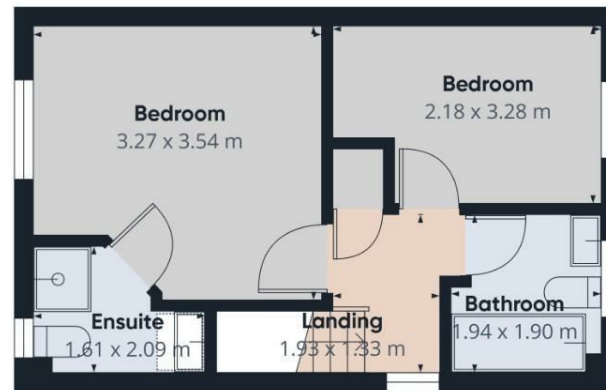
### TENANCY INFORMATION & IMPORTANT NOTES







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
56.2 m<sup>2</sup>

(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 <sub>2</sub> ) Rating	
Score	Band	Score	Band
100-109	A	100-109	A
81-100	B	81-100	B
62-80	C	62-80	C
43-61	D	43-61	D
25-42	E	25-42	E
9-24	F	9-24	F
1-8	G	1-8	G

Energy Efficiency Rating: 87 (Band C)  
 Environmental Impact (CO<sub>2</sub>) Rating: 87 (Band C)

England & Wales EU Directive 2002/91/EC  
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