



Launceston Close | Walsall | WS5 3EG
£1,295 PCM

 **Webbs**
estate agents

Summary

Webbs Estate Agents are delighted to present this spacious three-bedroom family home, perfectly positioned in the sought-after area of Walsall. With excellent access to local schools, shops, and a range of amenities, this property offers an ideal setting for family living.

Internally, the home features a kitchen, a generous open-plan living and dining area, three double bedrooms, a modern family bathroom, and the additional benefit of an integrated garage, providing useful storage.

Externally, the property boasts a private driveway and a good-sized rear garden, offering an excellent space for outdoor enjoyment.

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

Key Features

Rooms and Dimensions

PROPERTY DETAILS

Kitchen

10'1" x 9'5" (3.09 x 2.89)

Living Room/Dining Room

25'8" x 11'5" (7.84 x 3.48)

Garage

15'9" x 7'3" (4.82 x 2.21)

Bedroom One

13'7" x 11'5" (4.16 x 3.48)

Bedroom Two

11'9" x 9'6" (3.59 x 2.90)

Bedroom Three

8'4" x 11'6" (2.55 x 3.53)

Bathroom

7'1" x 9'6" (2.17 x 2.91)

TENANCY INFORMATION & IMPORTANT NOTES







Ground Floor



Floor 1



Approximate total area⁽¹⁾
104 m²

(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 ₂) Rating	
		Current	Planned
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	70	77
21-40	21-40		
11-20	11-20		
0-10	0-10		
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	70	77
21-40	21-40		
11-20	11-20		
0-10	0-10		
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21-40	21-40		
11-20	11-20		
0-10	0-10		
EU Directive 2002/91/EC	EU Directive 2002/91/EC		
England & Wales	England & Wales		