Selborne Street, Walsall, WS1 2JN
£800 Per Month
Council Tax Band: A

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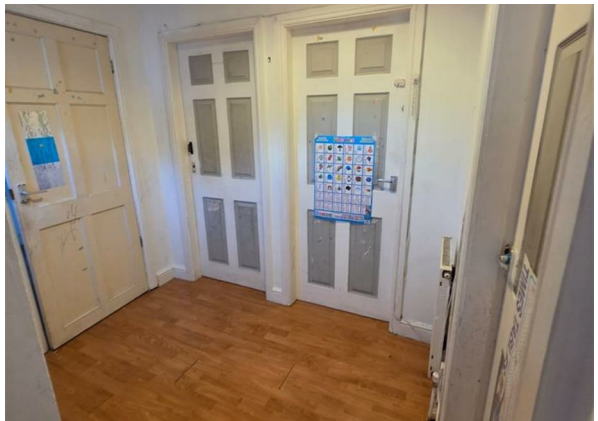












A well-presented and deceptively spacious 2-bedroom duplex apartment situated on Selborne Street, Walsall (WS1). Offering versatile living accommodation arranged over two levels, this property is ideal for working professionals, couples, or small families seeking comfort and superb connectivity.

PROPERTY FEATURES:
• Generous Reception Room: A bright and airy living area with wood-effect flooring, multiple windows providing plenty of natural light, and space for both lounge and dining setups.
• Fitted Kitchen: Modern fitted kitchen boasting stylish dark gloss and marble-effect cabinetry, stainless steel gas hob, integrated electric oven, chimney extractor, stainless steel sink with mixer tap, and dedicated space for laundry appliances.
• Two Well-Proportioned Bedrooms: Two good-sized double bedrooms with wood-effect laminate flooring, large radiators, and double-glazed windows.
• Family Bathroom: Fitted bathroom suite comprising a full-size panelled bath with shower attachment, wash hand basin, low-level WC, wall cabinet, and easy-clean tiled surrounds.
• Double Glazing & Gas Central Heating: Energy-efficient combi boiler heating system throughout.

LOCATION & AMENITIES:
Superbly located within easy reach of Walsall Town Centre, offering a wealth of high-street shopping, supermarkets, cafes, and restaurants. Commuters benefit from proximity to Walsall Railway Station and frequent bus routes, alongside effortless access to the A4148, A34, and M6 motorway network (J9/J10) connecting Birmingham and Wolverhampton. Nearby green spaces include the renowned Walsall Arboretum.

TENANCY DETAILS:
• Rent: £800.00 PCM
• Security Deposit: £500.00
• Council Tax: Band A (Walsall Council)
• EPC Rating: Band C (Score 73)

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