



Northgate | Walsall Wood | WS9 9BU

£850 PCM



## Summary

Webbs Estate Agents are pleased to present this two bedroom flat to rent in Walsall Wood. Ideally located to shops, amenities and public transport routes.

In brief the property comprises of entrance hallway, living room, kitchen, bathroom and two bedrooms. Externally there is off road parking for one vehicle and a communal garden.

Don't miss out on the opportunity to view.

## Key Features

## Rooms and Dimensions

### PROPERTY DETAILS

#### Entrance Hallway

3'7" x 3'0" (1.11 x 0.92)

#### Living Room

10'5" x 12'3" (3.19 x 3.75)

#### Kitchen

5'3" x 7'5" (1.61 x 2.28)

#### Bathroom

5'7" x 5'11" (1.72 x 1.81)

#### Bedroom

8'0" x 9'10" (2.46 x 3.01)

#### Bedroom

5'7" x 9'10" (1.72 x 3.00)

### TENANCY INFORMATION & IMPORTANT NOTES







Approximate total area<sup>(1)</sup>  
39.2 m<sup>2</sup>  
Reduced headroom  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
----- Below 1.5 m

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.

