



# SOUL ESTATES

## SALES & LETTINGS

### TO LET - 2 Bedroom House

**Patriot Close, Walsall, WS1**

**£975 PCM**

Soul Estates are proud to present this well presented 2 bedroom mid terrace house To Let. This ideal family home is located in a highly sought after area of Walsall, close to Bescot Stadium Station, good schools, Morrisons, local amenities, excellent transport links, and motorway access to the M6.

The property offers an entrance hall leading to a spacious lounge and a family kitchen with a dining area. The kitchen includes a range of matching wall and base units, splashback tiling, and a free standing gas cooker.

Stairs lead to the first floor landing, giving access to two bedrooms and a modern family shower room. The property further benefits from gas central heating, double glazing, a low maintenance front and rear garden, and off road parking.

✓ **2 BEDROOM MID TERRACE HOUSE**

✓ **KITCHEN & DINING AREA**

✓ **FAMILY SHOWER ROOM**

✓ **DRIVEWAY/PARKING FOR 2 CARS**















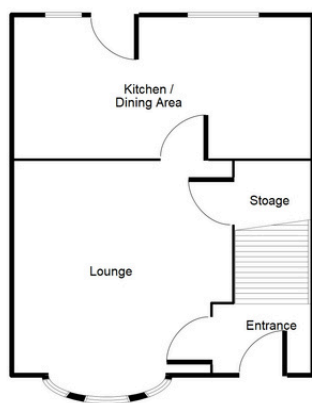
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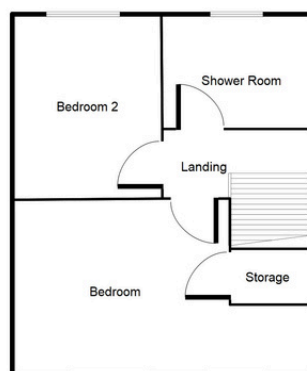
Patriot Close, Walsall, WS1

Ground Floor



This floorplan is just an example, this is not to scale.  
Please see description for exact room sizes.  
(c) Soul Estates

First Floor



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Please see description for exact room sizes.  
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#### Entrance Hall

3' 7" x 4' 2" (1.09m x 1.27m)

#### Lounge

13' 9" x 10' 3" (4.19m x 3.12m)

#### Kitchen / Dining Area

8' 3" x 13' 5" (2.51m x 4.09m)

#### Landing

4' 3" x 6' 0" (1.29m x 1.83m)

#### Bedroom 1

11' 11" x 13' 4" (3.63m x 4.06m) Approx.

#### Bedroom 2

10' 1" x 7' 0" (3.07m x 2.13m)

#### Shower Room

5' 7" x 6' 0" (1.70m x 1.83m)



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### CONTACT US

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