



£750 Monthly

Sutton Road, Walsall

Flat | 2 Bedrooms | 1 Bathroom

01922 322988



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# Step Inside

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## Key Features

- COSY 2-BED APT FOR RENT
- INVITING LIVING
- QUICK ACCESS TO SHOPS
- NEAR WALSALL ARBORETUM
- CITY COMFORT MEETS SUBURBAN EASE
- READY TO MOVE IN
- CONVENIENT 1ST-FLOOR LOCATION

## Property Description

Cozy 2-Bed Apartment for Rent!

Welcome to this comfy 2-bedroom apartment, your perfect spot for easy, relaxed living! Situated on the 1st floor, this delightful space offers both comfort and convenience.

Key Features:

Warm Living Room: Kickstart your day with a coffee on the balcony in the inviting living room.

Modern Kitchen: The kitchen is a stylish and functional hub where you can effortlessly prepare meals.

Sleek Tiled Bathroom: Treat yourself to a refreshing experience in the contemporary, fully tiled bathroom.

Well-Maintained: Enjoy the nice and neat feel in every corner of your new home.

Convenient Location: Just around the corner from Walsall town centre, you're near shops, entertainment, and the peaceful vibes of Walsall Arboretum Park.

Secure Parking: Enjoy stress-free parking with the added convenience of an underground car park.

Pet-Free and Smoke-Free: Please note, to ensure everyone's well-being, pets and smoking are not allowed in this apartment.

Ready to enjoy city comfort with suburban ease? Your cosy new home is ready and waiting!

Call now to book a viewing and make this delightful apartment yours.

## Main Particulars

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**Living Room** - 17.9 x 11.10 (58'8" x 36'5") -

**Kitchen** - 9.10 x 8.10 (29'10" x 26'6") -

**Bathroom** - 9.10 x 5.3 (29'10" x 17'4") -

**Main Bedroom** - 14.4 x 11.10 (47'2" x 36'5") -

**Bedroom 2** - 13.1 x 6.3 (42'11" x 20'8") -



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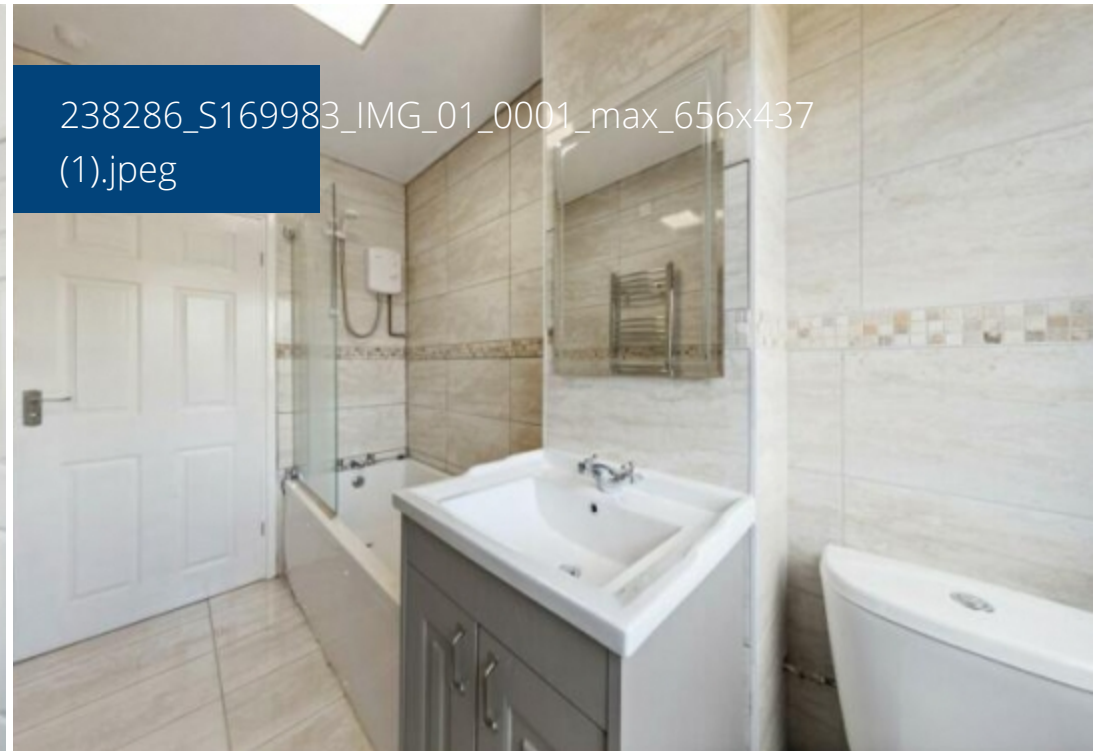
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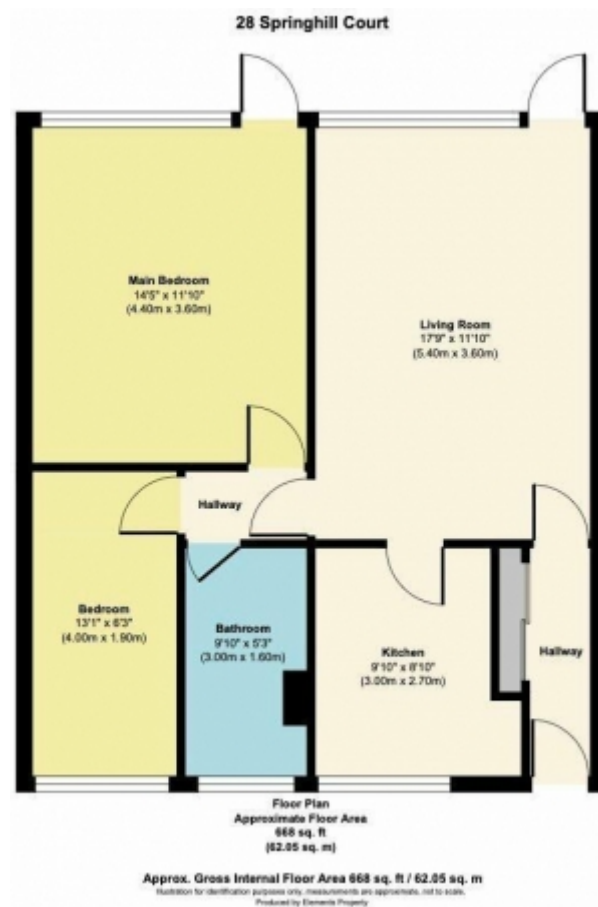


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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 14430791 Registered Office: , 549 Bloxwich Road, Bloxwich, WS3 2XD

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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