



£950 Monthly

The Butts, Walsall

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01922 322988



www.remaxlocalestateagents.co.uk



Step Inside

Key Features

- SEMI-DETACHED HOUSE
- TWO BEDROOMS
- SPACIOUS LIVING ROOM
- KITCHEN WITH APPLIANCES
- SCREENED PORCH
- DOWNSTAIRS WC
- CONTEMPORARY BATHROOM
- PRIVATE REAR GARDEN
- QUIET LOCATION
- AVAILABLE IMMEDIATELY

Property Description

SPACIOUS 2 BEDROOM SEMI-DETACHED HOUSE AVAILABLE FOR RENT

A charming 2-bedroom house is available for rent, offering a blend of comfort and convenience. The property features a spacious living room, a fully fitted kitchen, two well-proportioned bedrooms, and a modern bathroom.

Additionally, it includes a screened porch and a lovely backyard, perfect for relaxing or entertaining guests. Situated in a quiet residential area, this home is ideal for individuals or small families looking for a cosy and functional living space.

Main Particulars

SPACIOUS 2 BEDROOM SEMI-DETACHED HOUSE AVAILABLE FOR RENT

A charming 2-bedroom house is available for rent, offering a blend of comfort and convenience. The property features a spacious living room, a fully fitted kitchen, two well-proportioned bedrooms, and a modern bathroom.

Additionally, it includes a screened porch and a lovely backyard, perfect for relaxing or entertaining guests. Situated in a quiet residential area, this home is ideal for individuals or small families looking for a cosy and functional living space.

Entrance And Foyer - 2.09m x 1.05m (6'10" x 3'5") - Upon entering the property, you are greeted by a welcoming foyer area that provides a warm and inviting first impression. The foyer leads directly into the main living spaces of the home.

Living Room - 4.08m x 3.18m (13'4" x 10'5") - The spacious living room features a stylish grey wall and a modern electric fireplace, creating a cosy atmosphere. Large windows flood the room with natural light, highlighting the plush carpeting and neutral decor, making it the perfect space for relaxation or entertaining.

Kitchen - 4.22m x 3.19m (13'10" x 10'5") - The well-appointed kitchen boasts wooden cabinetry, black countertops, and a classic tiled floor. It includes essential appliances such as a cooker, refrigerator, and washing machine.

The ample counter space and storage make it ideal for preparing meals and hosting family gatherings.

Screened Porch - 3.19m x 1.59m (10'5" x 5'2") - Adjacent to the kitchen is a bright screened porch that offers additional living space. With large windows and a tiled floor, this area is perfect for enjoying your morning coffee or as a serene spot for reading and relaxation.

Downstairs Wc - 0.83m x 1.64m (2'8" x 5'4") - The property also includes a convenient downstairs WC, painted in a vibrant blue with a small sink and a window for ventilation.

Master Bedroom - 4.21m x 3.83m (13'9" x 12'6") - The master bedroom is generously sized and features a large window overlooking the front of the house, offering plenty of natural light. The room is neutrally decorated with beige walls and carpeted flooring, providing a calm and restful environment.

Second Bedroom

- 2.30m x 3.04m (7'6" x 9'11") - The second bedroom, also carpeted, is perfect for a child's room, guest room, or home office. It features a window that looks out to the back garden, providing a peaceful view and ample natural light.

Bathroom - 1.82m x 2.16m (5'11" x 7'1") - The contemporary bathroom is equipped with a bathtub, shower, toilet, and sink. White tiled walls and a large frosted window ensure a bright and clean space, with modern fixtures enhancing the room's functionality and style.

Rear Garden - The rear garden is a private oasis with a combination of lawn and paved areas. It is perfect for outdoor dining, gardening, or simply enjoying the outdoors. The garden is fully enclosed, providing a safe and secure environment for children.

Availability: -

This property is available for rent immediately. Contact us today to arrange a viewing and make this house your new home.

IMG_2838.jpeg



Kitchen



IMG_2896.jpeg



IMG_2958.jpeg





TOTAL: 62 m²
 FLOOR 1: 33 m², FLOOR 2: 29 m²
 EXCLUDED AREAS: SCREENED PORCH: 5 m², FOREPLACE: 1 m²
 Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.

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 rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Telephone: 01922 322988



www.remaxlocalestateagents.co.uk