



Bourton Close  
Walsall  
WS5 4HN  
£1,000 pcm



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# Bourton Close

Walsall, WS5 4HN

WK Property are excited to offer to let this well present three bedroom semi detached property located on Bourton Close. This property briefly comprises of having spacious living area, fitted kitchen with a variety of wall and base units with work surface over, plumbing for washing machine/dishwasher and intergrated oven and hob with cooker hood over. The hallway has door leading off to the back porch and downstairs W/C which is fitted with a wash hand basin, ceiling light point and low level W/C. Onto the first floor with stairs from the hallway gives access to three bedrooms, two of which are large enough for double beds and the third being big enough for a single. The family bathroom is modernised and equipped with a walk in shower, wash hand basin, low level W/C and double glazed privacy window to rear elevation of the property. The property further benefits from having double glazing and central heating throughout.



## Ground Floor

### Entrance Hall

13' 09" x 21' 01" (4.19m x 6.43m) Equipped with laminate flooring, electric fire place, ceiling light point, doors leading off to kitchen and hallway, central heating radiator.

### Kitchen

7' 08" x 11' 01" (2.34m x 3.38m) Offers a variety of wall and base units with work surface space over, intergrated oven and hob with extractor hood over, plumbing for washing machine/dishwasher, ceiling light point.

### Downstairs W/C

2' 09" x 6' 09" (0.84m x 2.06m) Consists of low level W/C, wash hand basin, central heating radiator, ceiling light point.

## First Floor

### Landing

8' 05" x 10' 00" (2.57m x 3.05m) With stairs leading from the hallway, gives access to three bedrooms and family bathroom, carpet flooring throughout and airing cupboard which gives access to the boiler.

## Bedroom One

5' 09" x 10' 00" (1.75m x 3.05m) Single bedroom, double glazed window to rear elevation of the property, ceiling light point, carpet flooring and central heating radiator.

## Bedroom Two

8' 06" x 12' 02" (2.59m x 3.71m) Double bedroom, double glazed window to rear elevation of the property, ceiling light point, fitted wardrobes, laminate flooring and central heating radiator.

## Bedroom Three

10' 04" x 13' 09" (3.15m x 4.19m) Double bedroom, double glazed window to rear elevation of the property, ceiling light point, laminate flooring and central heating radiator.

## Family Bathroom

7' 09" x 10' 06" (2.36m x 3.20m) Double glazed privacy window to rear elevation of the property, lino flooring, walk in shower cubicle, low level w/c and wash hand basin.

## Outside

### Rear Garden

Patio area and gated access to the rear.