



£500 Monthly

Daw End Lane, Walsall

House Share | 1 Bedroom | 2 Bathrooms

01922 322988



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# Step Inside

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## Key Features

- NEWLY RENOVATED THROUGHOUT
- ALL BILLS INCLUDED
- MODERN 5 BEDROOM HOUSE SHARE
- CONTEMPORARY SHARED KITCHEN
- STYLISH SHOWER ROOM
- ADDITIONAL BATHROOM
- PRIVATE REAR GARDEN
- MODERN DECOR AND FLOORING
- BENEFITS CONSIDERED
- AVAILABLE NOW

## Property Description

NEWLY RENOVATED DOUBLE ROOM IN MODERN 5 BED PROFESSIONAL HOUSE SHARE WITH GARDEN

This newly renovated five-bedroom HMO offers stylish and modern shared living. Room 1 is located on the ground floor next to the entrance foyer, offering a well-sized private bedroom within a professionally managed house share and all bills included within the rent.

Residents benefit from a modern shared kitchen, updated shower room, additional bathroom and a private rear garden, all finished to a high standard following recent refurbishment.

## Main Particulars

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### **Room Breakdown -**

**Entrance Foyer** - 1.50 m x 3.41 m (4'11" m x 11'2" m) - Welcoming entrance hallway providing access to the ground floor bedroom and living areas.

**Bedroom 1** - 2.55 m x 3.41 m (8'4" m x 11'2" m) - A well-proportioned ground floor bedroom positioned beside the entrance foyer. The room benefits from natural light through the front-facing window and offers space for a bed, wardrobe and additional furniture. Finished with neutral décor and carpet flooring, providing a comfortable and private living space.

**Communal Room** - 3.80 m x 4.87 m (12'5" m x 15'11" m) - A spacious communal area finished with neutral décor and generous proportions.

**Kitchen** - 2.21 m x 4.32 m (7'3" m x 14'2" m) - Modern shared kitchen fitted with contemporary cabinets, wooden worktops, integrated oven, hob and extractor, along with space for appliances. Bright and practical layout with plenty of storage and preparation space.

**Shower Room** - Modern shared shower room featuring a large glass shower enclosure, wash basin with vanity unit and WC. Finished with stylish marble-effect wall panels and modern flooring.

**Main Bathroom** - 2.21 m x 2.14 m (7'3" m x 7'0" m) - Additional bathroom with shower, WC and sink, providing convenience for house residents.

**Rear Garden** - Private rear garden area offering outdoor space for residents. Mainly laid to lawn with mature tree and fenced boundaries.



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**TOTAL: 101 m<sup>2</sup>**  
 1st floor: 47 m<sup>2</sup>, 2nd floor: 39 m<sup>2</sup>, 3rd floor: 15 m<sup>2</sup>  
 EXCLUDED AREAS: LOW CEILING: 3 m<sup>2</sup>, WALLS: 13 m<sup>2</sup>

Floor Plan Created By Linterna app. Measurements Corrected High by Google Sat 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 © 2026 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>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</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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