



**RE/MAX**  
Elite



**177 Daw End Lane, Walsall, WS4 1LD**  
**£500 Per month**

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

This newly renovated five-bedroom HMO offers stylish and modern shared living. Room 2 is located on the first floor, 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.

## ROOM BREAKDOWN

### Entrance Foyer 4'11" m x 11'2" m (1.50 m x 3.41 m)

Welcoming entrance hallway providing access to the ground floor bedroom and living areas.

### Bedroom 2 8'9" m x 8'11" m (2.68 m x 2.74 m)

A well-presented and comfortable furnished bedroom within a professionally managed house share. The room offers space for a bed, wardrobe and desk area, making it ideal for a single occupant.

### Communal Room 12'5" m x 15'11" m (3.80 m x 4.87 m)

A spacious communal area finished with neutral décor and generous proportions.

### Kitchen 7'3" m x 14'2" m (2.21 m x 4.32 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 7'3" m x 7'0" m (2.21 m x 2.14 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.

# Floor Plan

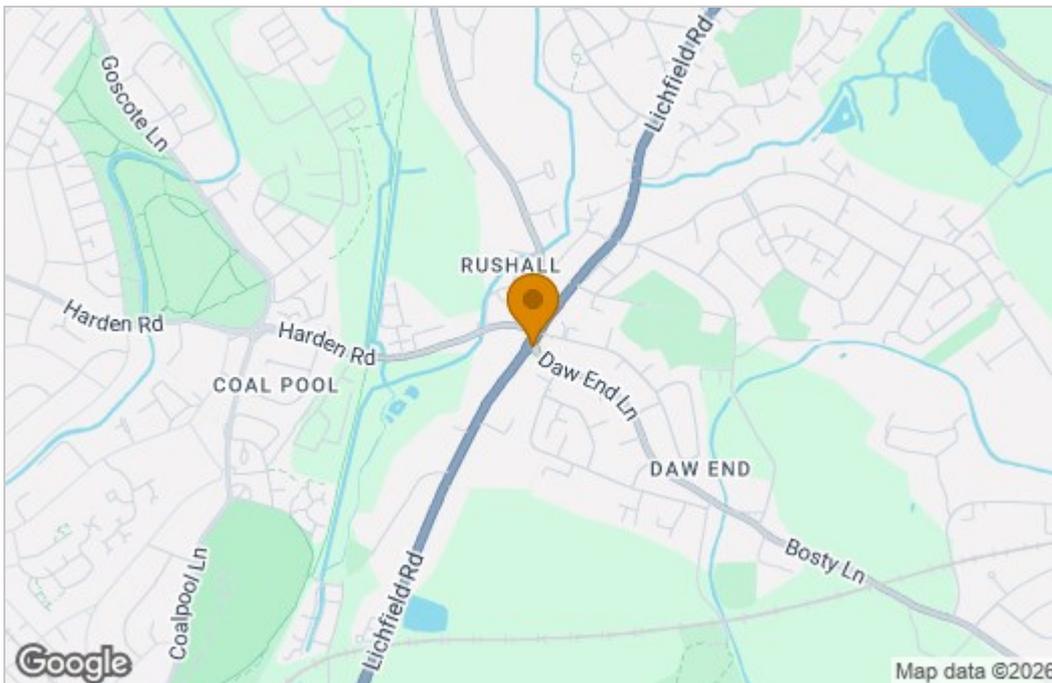


**TOTAL: 101 m2**  
 1st floor: 47 m2, 2nd floor: 39 m2, 3rd floor: 15 m2  
 EXCLUDED AREAS: LOW CEILING: 3 m2, WALLS: 13 m2

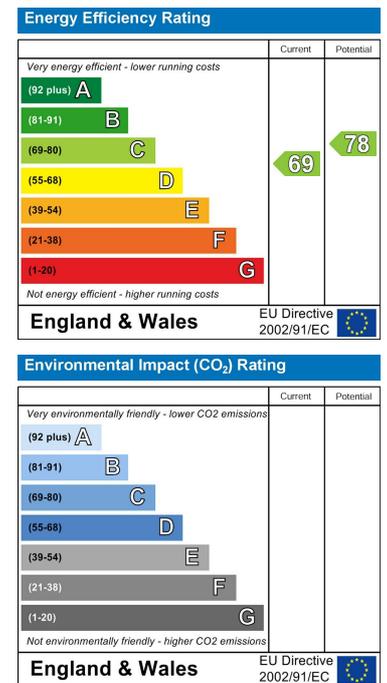
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.