



**RE/MAX**  
Elite



**8 Stackhouse Drive, Walsall, WS3 4DX**  
**£950 Per month**

**WELL-PRESENTED TWO BEDROOM SEMI-DETACHED HOME WITH CONSERVATORY & DRIVEWAY**

This attractive two-bedroom semi-detached property offers well-proportioned living space throughout, including a generous lounge, fitted kitchen, and a light-filled conservatory overlooking the rear garden. To the first floor are two bedrooms and a modern shower room. Externally, the property benefits from a private driveway, front garden, and a low-maintenance rear garden with patio and lawn area.

## GROUND FLOOR

### Entrance

Welcoming entrance space providing access into the main living area.

### Lounge

A spacious and bright living room featuring neutral décor and ample space for both seating and dining arrangements. Staircase access to the first floor.

### Kitchen

Fitted with a range of wall and base units, work surfaces, integrated oven and hob, and space for appliances. Direct access into the conservatory.

### Conservatory

A fantastic additional living space with tiled flooring and surrounding windows, offering plenty of natural light and views of the rear garden. Ideal for dining or relaxing.

## FIRST FLOOR

### Landing

Providing access to all first-floor rooms.

### Bedroom One

A well-proportioned double bedroom with built-in storage space and plenty of natural light.

### Bedroom Two

A good-sized second bedroom, ideal as a guest room, nursery, or home office.

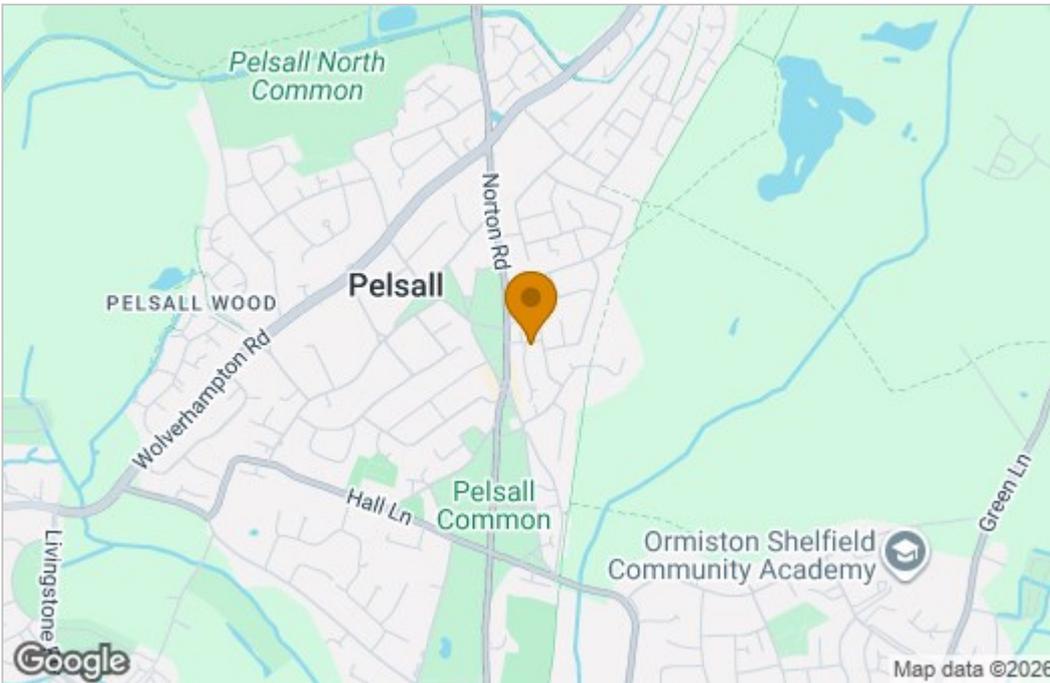
### Shower Room

Modern shower room fitted with a shower enclosure, wash basin, and WC.

# Floor Plan



# Area Map



# Energy Efficiency Graph

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>			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.