



**RE/MAX**  
Elite



## **Primrose Lodge 12 Goscote Lodge Crescent, Walsall, WS3 1SA**

### **£1,300 Per month**

SPACIOUS BRAND-NEW 3 BED DETACHED — PRIMROSE LODGE

A sleek, modern 3-bed detached home in the brand-new Primrose Lodge development located in Goscote, WS3. Previously a show-house, this property is immaculate, spacious, and ready to move into—offering the ideal family rental just moments from Walsall, top schools, shops, and major transport links.

New-build development by Keepmoat, part of a modern collection of stylish 3–4 bedroom detached and semi-detached homes in Goscote, Walsall

Excellent commuting links: close to A34, M6 & M54 for easy travel to Walsall, Birmingham and beyond

Foyer 4'0"×6'0"m (1.22×1.83m)

Welcoming entrance with stairs rising to upper floor.

Hallway 6'4"×3'3"m (1.95×1.01m)

Provides access to living space, stairs, and WC.

Living Room 11'11"×13'5"m (3.65×4.10m)

Bright, front-facing reception room perfect for relaxed family living.

Kitchen / Dining + Dining Area 8'3"×10'11"m - 6'7"×10'11"m (2.52×3.34m - 2.02×3.35m)

Contemporary fitted units, space for dining table, and French doors out to the garden.

Guest WC 1'11"×2'11"m (0.60×0.91m)

Modern and conveniently positioned.

## UPPER FLOOR

Hall 6'3"×8'9"m (1.93×2.67m)

Central landing giving access to all first-floor rooms and loft hatch.

Master Bedroom 11'11"×11'2"m (3.65×3.41m)

Spacious double with fitted wardrobe and en-suite shower room.

Bedroom 2 8'3"×10'7"m (2.52×3.23m)

Well-proportioned double ideal for family or guest use.

Bedroom 3 6'3"×7'5"m (1.93×2.27m)

Cozy third bedroom or study.

Family Bathroom 8'3"×5'6"m (2.52×1.70m)

Fully tiled with bath, shower, WC and wash basin.

## GARDEN & OUTSIDE SPACE

### Rear Garden

Low-maintenance lawn and patio—great for children and easy upkeep.

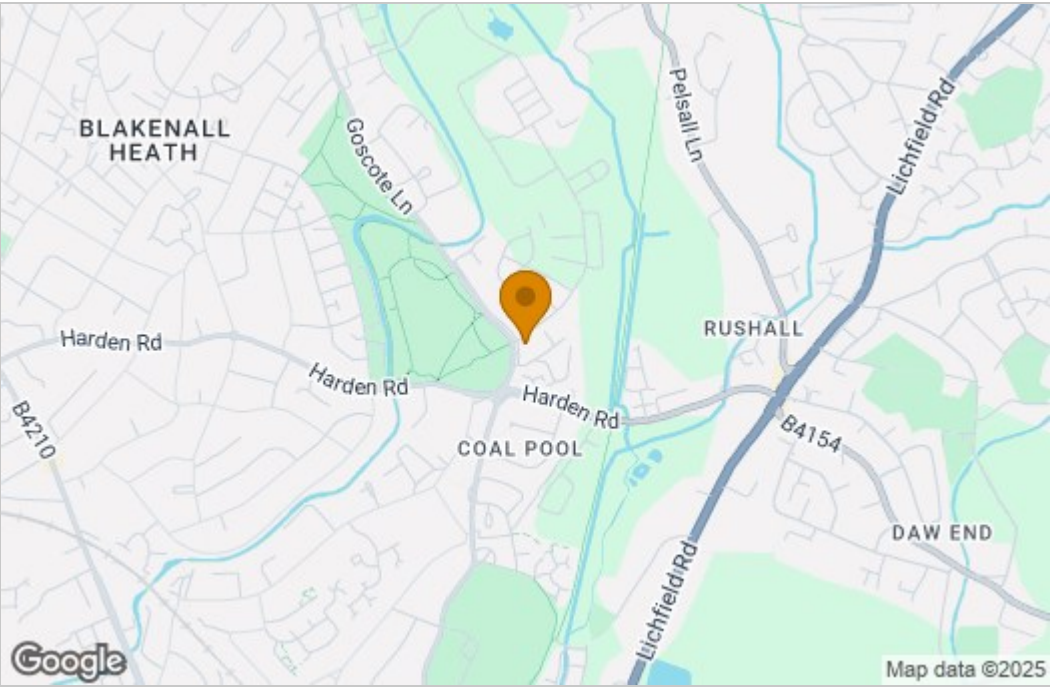
### Parking:

Private driveway with two allocated spots.

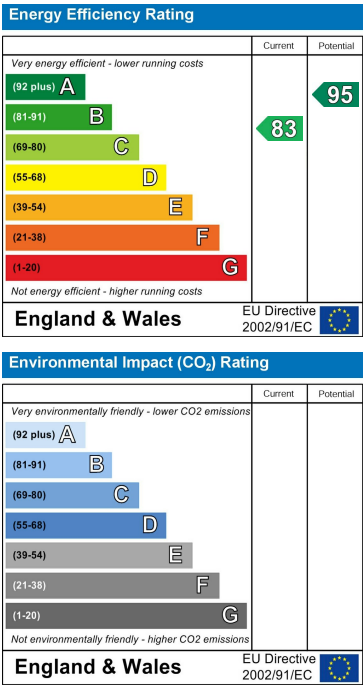
Floor Plan



Area Map



Energy Efficiency Graph



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