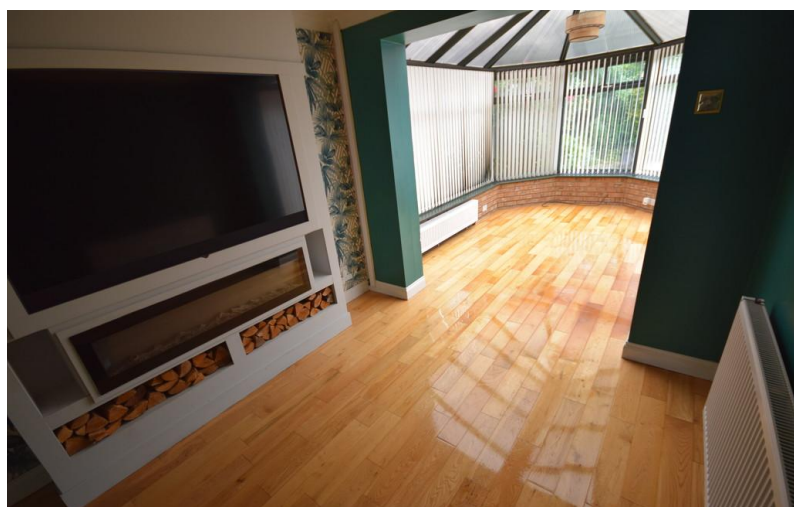


TO LET



Langley Close, Waterhayes

4 Bedrooms, 3 Bathroom, Detached House

£1,400 pcm



Langley Close, Waterhayes

4 Bedrooms, 3 Bathroom

£1,400 pcm

Date available: 22nd June 2024

Deposit: £1,615

Unfurnished

Council Tax band: C

- Extended detached house
- 4/5 Bedrooms
- Ground floor shower room
- 2 reception rooms
- Conservatory
- En suite shower room
- Family bathroom

EXTENDED 4/5 BEDROOM DETACHED HOUSE.

Martin and co offer for rent this extended 4/5 bedroom detached family home positioned at the head of a quiet cul de sac in a highly sought after residential area within walking distance from local shops. The property comprises of a lounge, dining room which opens to a conservatory, bedroom 5 or reception room, kitchen and shower room to the ground floor. To the first floor there are 4 bedrooms, the master having an en suite shower room, and a family bathroom. To the outside the property has parking to the front leading to a double garage and a generous rear garden

LOUNGE Window, fireplace, radiator, wooden floor.

DINING ROOM Open to conservatory, radiator, wooden floor

CONSERVATORY Doors to rear garden, radiator, wooden floor

KITCHEN Range of wall and base units, window, radiator





BEDROOM 5/ RECEPTION ROOM Window, radiator

REAR ENTRANCE HALL Doors to shower room, rear and bedroom/reception room

SHOWER ROOM Low level WC, wash hand basin, shower cubicle, window, radiator

MASTER BEDROOM Window, radiator, wooden floor.

ENSUITE Low level Wc, wash hand basin, shower cubicle, window, radiator

BEDROOM Window, radiator

BEDROOM Window, radiator

BEDROOM Window, radiator

BATHROOM Panelled bath, wash hand basin, Low level Wc, window, radiator





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.