



£675 pcm

Lagoon Road, Wilnecote, B77 5GD



- Available Early October
- Modern End of Terrace Property
- Through Entrance Hall
- Guest Cloakroom
- Fitted Kitchen
- Rear Lounge
- 2 Double Bedrooms
- 4 Piece Bathroom
- Off Road Parking and Rear Garden

To Let with Next Place Property Agents ++ Available Early October ++  
Modern End of Terrace ++ Through Entrance Hall ++ Guest Cloakroom  
++ Fitted Kitchen ++ Rear Lounge ++ 2 Double Bedrooms ++ 4 Piece  
Bathroom ++ Off Road Parking ++ Low Maintenance Rear Garden ++

NEXT PLACE PROPERTY AGENTS LIMITED

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## GROUND FLOOR

Entrance Hall Radiator, stairs to the first floor landing, doors to the lounge, kitchen and:

WC Window to front, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC.

Lounge 4.00m (13'1") x 3.52m (11'7") Windows to side and rear, radiator, double doors leading to the rear garden.

Kitchen 3.47m (11'4") x 1.93m (6'4") Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in electric fan assisted oven, four ring gas with extractor hood over, window to front, tiled flooring.

## FIRST FLOOR

Landing Window to side, all doors lead off.

Bedroom 1 4.00m (13'1") x 3.53m (11'7") Window to rear with radiator under, double doors to fitted wardrobe.

Bedroom 2 3.00m (9'10") x 2.38m (7'10") Sizes exclude recesses. Window to front with radiator under, double doors to a fitted wardrobe, and further door to an over stairs storage cupboard.

Bathroom Fitted with a white four piece suite comprising panelled bath, pedestal wash hand basin, tiled shower enclosure with folding glass screen and low-level WC, tiled surround and radiator.

OUTSIDE The property has a block paved driveway to the front with an outside tap.

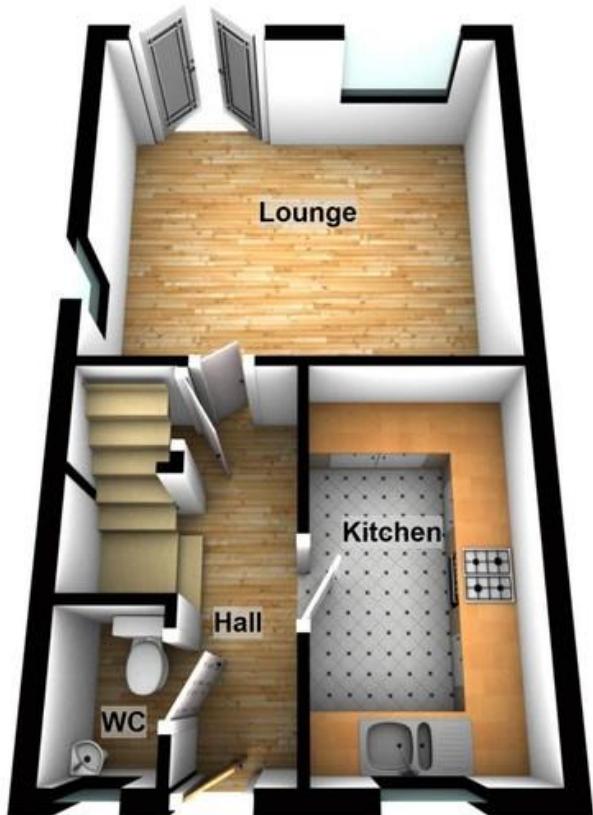
The rear garden is low maintenance with a slab patio area, a picket fence and gate leading to a lawn area and gated access to the rear.

To apply for this property, a refundable holding deposit equivalent to 1 weeks rent is payable.  
Rent is 5 weeks deposit.

Full details of referencing is available at  
<https://www.next-place.co.uk/tenants.html>

## **Ground Floor**

Approx. 28.3 sq. metres (305.0 sq. feet)



## **First Floor**

Approx. 31.8 sq. metres (342.4 sq. feet)



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