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0121 726 9417  
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0121 726 9421  
0121 726 9422

enquiries@pcealettings.co.uk  
propertymanagement@pcealettings.co.uk  
accounts@pcealettings.co.uk  
tenancy@pcealettings.co.uk  
admin@pcealettings.co.uk  
enquiries@pcealettings.co.uk



**Cedarwood Court Follyhouse Lane, Walsall, WS1 3EL**  
**£650 PCM**

FIRST FLOOR APARTMENT comprising two good sized bedrooms, one bedroom with built in wardrobes, close to Walsall Town centre. Bathroom with shower, fitted kitchen. Available 2 weeks from application. EPC rating E.  
Fully managed by Paul Carr Lettings. Minimum income £19,500.

Deceptively spacious flat located in a quiet cul-de-sac yet within easy reach of Walsall Town Centre. Two good size bedrooms, bathroom with white suite and shower over bath, light and airy living room and breakfast kitchen with new electric hob and oven. The property benefits from a parking and a store cupboard. Unfurnished. Fully managed by Paul Carr Lettings. Deposit £750. Fees MAY apply during tenancy. Minimum income £19,500. Available two weeks from application.

**Lounge 19'0" x 10'6" (5.80m x 3.20m)**

Window to front, door leading to kitchen and hall and storage cupboard.

**Hall**

Hall leading to both bedrooms, bathroom and lounge.

**Kitchen 9'9" x 8'10" (2.96m x 2.68m)**

Window to rear, the kitchen has plenty of storage, with integrated oven, hob, extractor hood and storage cupboard.

**Bedroom 1 6'7" x 8'11" (2.00m x 2.73m)**

Window to front with built in wardrobe.

**Bedroom 2 12'1" x 8'11" (3.68m x 2.72m)**

Window to rear.

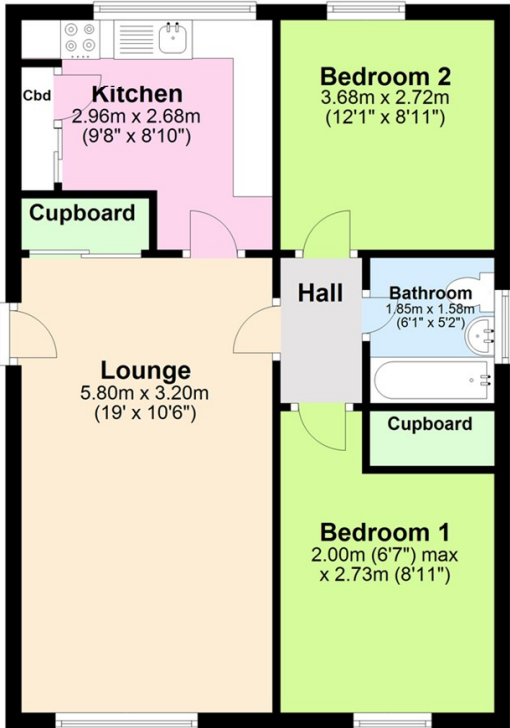
**Bathroom 6'1" x 5'2" (1.85m x 1.58m)**

Window to side, three piece bathroom suite with low flush WC, hand wash basin and shower over bath.



Floor Plan

Ground Floor

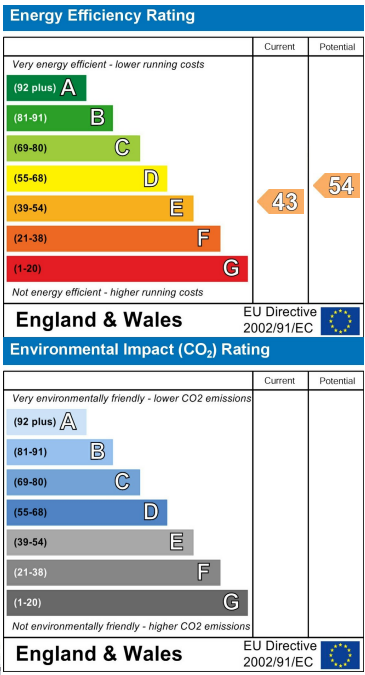


This floorplan is not drawn to scale and is for illustration purposes only  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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A Paul Carr Estate Agents  
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