

**£170,000**  
**3 Bed House - Semi-Detached**  
**located in Burton Avenue**

  
**REDSTONES**  
The Property Experts

# Burton Avenue Walsall WS4 1NH



£170,000

Public Notice

Address: 13 Burton Avenue, WS4 1NH

We are acting in the sale of the above property and have received an offer of £180,000.

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract and no further offers will be accepted while under this status.

Date of Notice: 02/01/2026

A three bedroomed semi-detached house in a cul de sac location in Rushall. The accommodation comprises of a hallway, two reception rooms, kitchen, downstairs shower room, three bedrooms and bathroom. The property benefits from UPVC double glazed windows, central heating, enclosed rear garden, separate garage and has a block paved driveway with shared access.

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## Hall

UPVC frosted double glazed door to side, radiator, under stairs cupboard, doors off.

## Reception One

13'9" x 10'9"

UPVC double glazed window to front, radiator, door to kitchen.

## Reception Two

10'5" x 9'10"

UPVC frosted double glazed window to front, radiator.

## Kitchen

13'9" x 7'6"

UPVC double glazed window to rear, UPVC frosted double glazed door to rear, radiator, various wall units, rolled edge worksurface with cupboards and drawers below, inset sink.

## Shower Room

UPVC frosted double glazed window to side, WC, walk in shower cubicle.

## Stairs / Landing

UPVC double glazed window to side, loft access, doors off.

## Bedroom One

13'9" x 10'9"

UPVC double glazed window to front, radiator.

## Bedroom Two

10'5" x 9'10"

UPVC double glazed window to front, radiator.

## Bedroom Three

11'5" x 7'6"

UPVC double glazed window to rear, radiator, cupboard with tank and boiler.

## Bathroom

6'6" x 4'7"

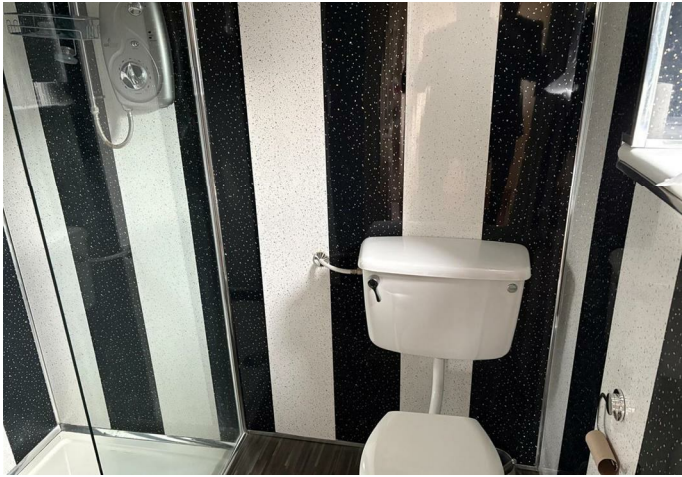
UPVC frosted double glazed window to rear, radiator, WC, vanity wash hand basin, bath.

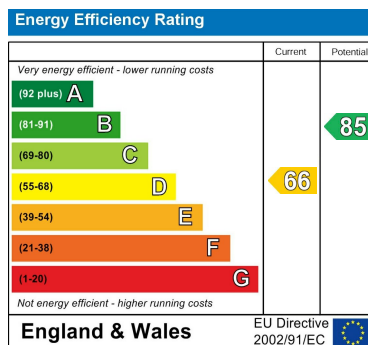
## Outside

Block paved driveway to front with separate garage.

Enclosed large rear garden with raised patio, lawn, shed.







## DIRECTIONS

## CONTACT

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West Midlands  
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