



King George Crescent, Rushall
Walsall, WS4 1EF

Offers in the Region Of £220,000

Rushall

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Set within easy reach of amenities, schools and transport links, this superb semi-detached house boasts beautifully presented accommodation, making an ideal purchase for a first-time buyer or young family alike, and an internal viewing is highly recommended.

Internal inspection reveals a welcoming entrance hallway with attractive wood effect flooring and stairs to first floor, light and airy lounge with window to the front elevation and a stunning open-plan kitchen / dining / family room which features a range of fitted units, integrated oven / hob with extractor over, breakfast bar, door to rear garden and access to useful utility room with guest WC off.

To the first floor there are three bedrooms - two doubles and a single - and the bathroom with suite comprising WC, wash basin and bath with mains shower over.

Externally, the neatly maintained rear garden is laid mainly to lawn with a decked seating area and a timber garden shed and there is off-road parking to the front of the property.





Property Specification

BEAUTIFULLY PRESENTED SEMI-DETACHED HOUSE
AMENITIES, SCHOOLS AND TRANSPORT LINKS NEARBY
IDEAL FOR FIRST TIME BUYER OR YOUNG FAMILY ALIKE
LIGHT AND AIRY FRONT LOUNGE
OPEN-PLAN KITCHEN / DINING / FAMILY ROOM

Hall

Lounge 3.66m (12') x 3.00m (9'10")

Dining / Family Area 3.00m (9'10") x 2.98m (9'9")

Kitchen Area 4.15m (13'8") x 1.98m (6'6")

Utility 1.66m (5'5") x 1.58m (5'2")

WC

Landing

Bedroom 1 3.66m (12') x 2.82m (9'3")

Bedroom 2 3.04m (10') x 2.98m (9'9")

Bedroom 3 2.81m (9'3") x 1.92m (6'4")

Bathroom 2.13m (7') x 1.68m (5'6")



Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 13th September 2023

Viewer's Note:

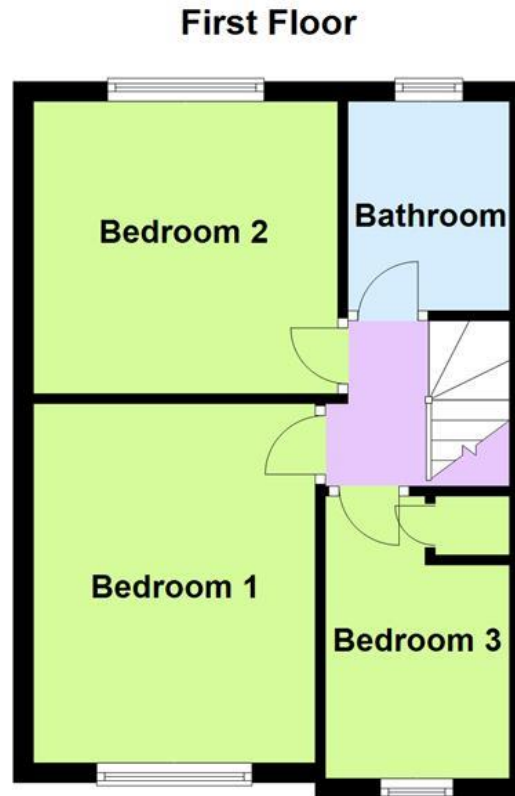
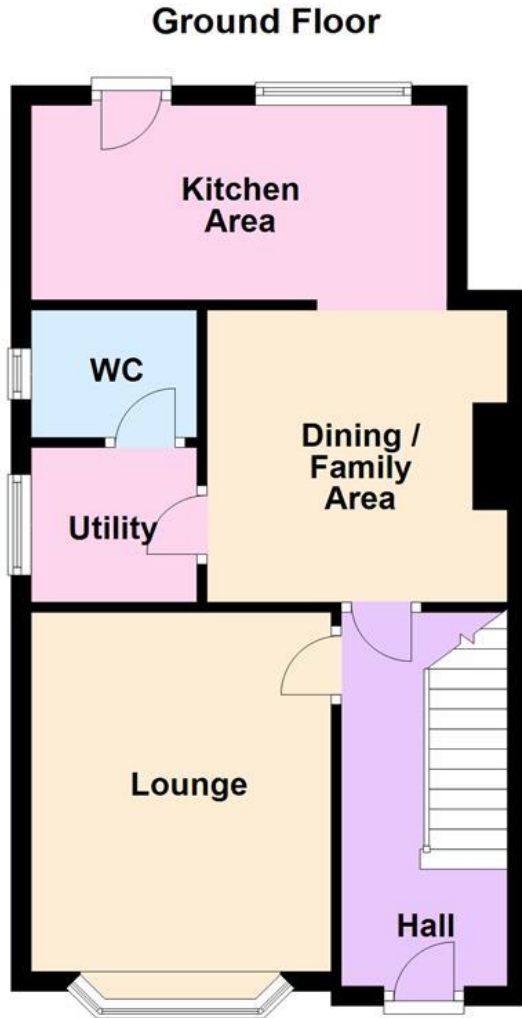
Services connected: Gas, Electricity, Water & Drainage

Council tax band: B

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

