



7 Redmires Close, Rushall,
Walsall, WS4 1ET

£425,000

Rushall

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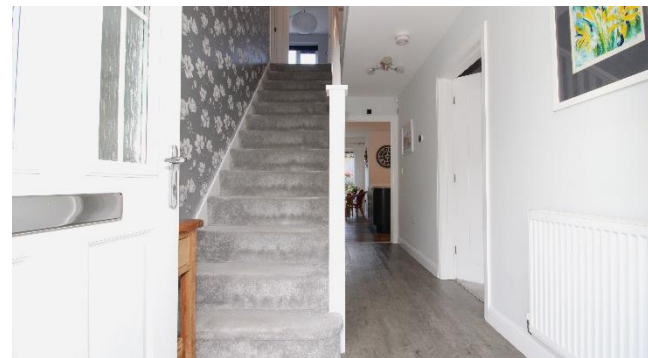


Set in a sought-after cul-de-sac location, within easy reach of schools, amenities and transport links, this impressive, modern detached property offers spacious family accommodation and an internal viewing is highly recommended to fully appreciate the property on offer.

Being immaculately presented throughout, the accommodation includes welcoming entrance hallway with stairs to first floor and access to guest WC, spacious lounge with square bay window to the front and the impressive kitchen/dining room with a range of gloss fronted units, quartz work-tops, integrated appliances including full-height fridge, under-counter freezer, microwave/oven, electric oven, coffee machine and induction hob with extractor over, access to the useful utility room and French Doors into the rear garden.

To the first floor, bedroom one is a generous double bedroom with fitted wardrobes and access to an ensuite shower room and there are three further excellent bedrooms and the family bathroom with white suite comprising WC, wash basin and bath with shower mixer tap.

Externally, the low maintenance rear garden is laid predominantly to artificial lawn with a paved patio area and an attractive raised bed and there is off road parking to the front of the property with access to the garage.





Property Specification

Hall

Lounge - 6.13m (20'1") into bay x 3.15m (10'4")

Kitchen/Dining Room - 6.21m (20'5") max x 4.17m (13'8") max

Utility - 2.33m (7'8") x 1.50m (4'11")

Downstairs guest WC

Garage

Bedroom 1 - 3.87m (12'8") into wardrobe x 3.64m (11'11")

En-suite - 2.19m (7'2") max x 1.55m (5'1") max

Bedroom 2 - 3.15m (10'4") x 3.09m (10'2")

Bedroom 3 - 4.02m (13'2") x 2.57m (8'5")

Bedroom 4 - 4.75m (15'7") max x 2.35m (7'9")

Bathroom - 2.52m (8'3") x 1.70m (5'7") plus recess

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: 28th March 2024

Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage

Council tax band: E

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		
(55-68)	D		
(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

