



92 Pelsall Lane, Rushall,  
Walsall, WS4 1NQ

Offers in the Region Of £200,000

# Rushall

Offers in the Region Of £200,000



Set within easy reach of amenities, schools and transport links and offered for sale with no onward chain this neatly presented semi-detached house would make an ideal purchase for a first-time buyer or young family alike and an internal viewing is recommended.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, light and airy lounge with bay window to the front elevation and door leading into the well-appointed kitchen/breakfast room which has space for a table, a range of wall/base units, integrated oven and gas hob with extractor over, plumbing for a washing machine, access to store cupboard and door to the rear lobby which has further door to the rear garden and access to the guest WC.

To the first floor there are three excellent bedrooms and the bathroom with suite comprising WC, wash basin and bath with mains shower over.

Externally, the good-sized rear garden is laid mainly to lawn with paved patio area and there is off-road parking to the front of the property with access to the detached garage.





## Property Specification

Lounge -	4.65m (15'3") max into bay x 3.75m (12'4") max
Breakfast Kitchen -	3.75m (12'4") x 3.29m (10'10")
WC -	1.50m (4'11") x 0.90m (3')
Bedroom 1 -	4.66m (15'3") max into bay x 2.86m (9'5")
Bedroom 2 -	3.29m (10'10") x 2.73m (8'11")
Bedroom 3 -	3.30m (10'10") x 2.00m (6'7")
Bathroom -	2.15m (7'1") x 1.79m (5'10")

### 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: 25th April 2024

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

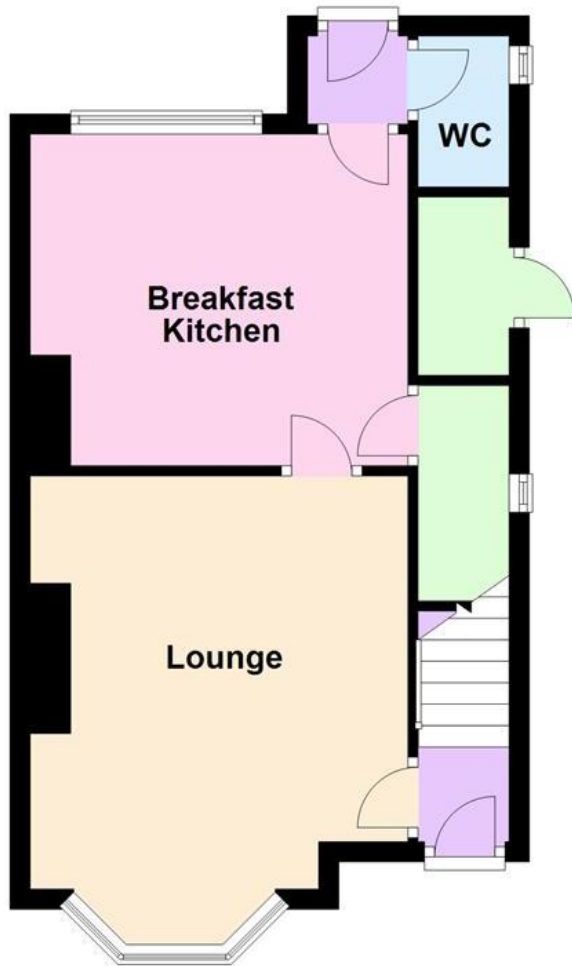
Council tax band: B

Tenure: Freehold

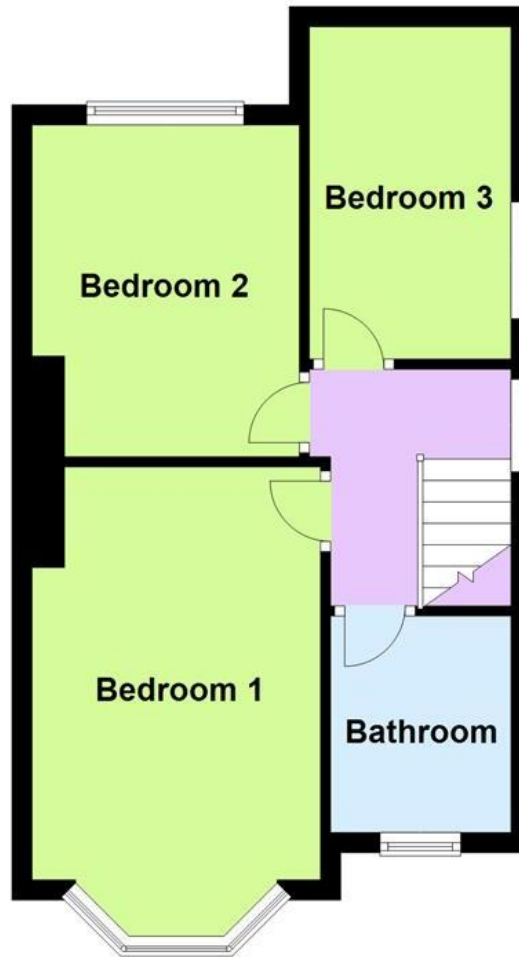
# Floor Plan

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

Ground Floor



First Floor



## Energy Efficiency Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Map Location

