



56 Rischale Way, Rushall,
Walsall, WS4 1EZ

Offers in the Region Of £215,000

Rushall

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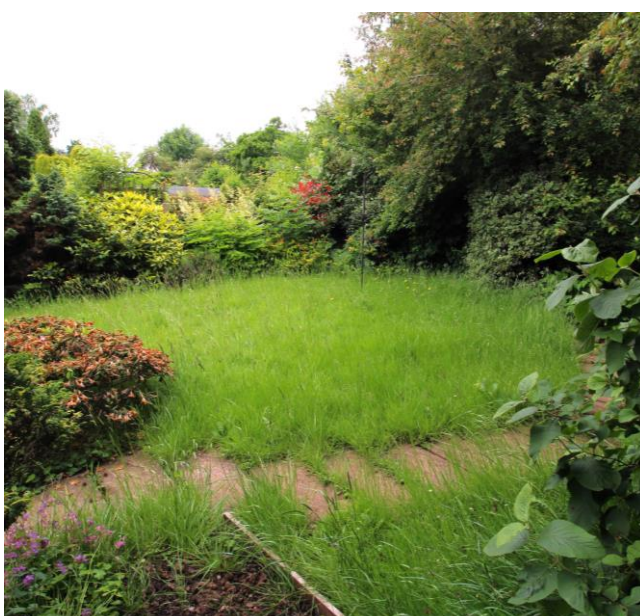
Set in a popular cul-de-sac location, within easy reach of amenities and transport links, this neatly presented, semi-detached bungalow is offered for sale with no onward chain and an internal viewing is highly recommended.

Internal inspection reveals a welcoming hallway with storage cupboard off, spacious living room with window to the rear, wall mounted gas fire and door into the well-appointed kitchen which features a range of wall/base units, integrated oven, hob and slimline dishwasher, plumbing for a washing machine, cupboard housing central heating boiler and door into the good-sized sunroom which overlooks the rear garden.

Completing the accommodation, bedroom one is a good-sized double bedroom with fitted wardrobe space and there is a further single bedroom and the superb, fully tiled shower room with suite comprising WC, wash basin and corner shower cubicle with mains shower fitment.

Externally, the well-established rear garden is laid mainly to lawn with a selection of shrubs/bushes and a paved patio area and there is driveway parking to the front of the property with access to the carport.





Property Specification

Hall -	2.00m (6'7") x 1.83m (6') max
Living Room -	5.86m (19'3") x 2.94m (9'8")
Kitchen -	3.08m (10'1") x 2.00m (6'7")
Conservatory -	4.22m (13'10") x 2.40m (7'10")
Bedroom 1 -	4.35m (14'3") x 2.59m (8'6") to wardrobe front
Bedroom 2 -	3.51m (11'6") x 2.35m (7'9") max/1.79m (5'10") min
Shower Room -	2.00m (6'7") x 1.78m (5'10")
Carport -	6.40m (21') x 2.93m (9'7")

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: 14th June 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



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(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

