



78 Lichfield Road, Rushall,
Walsall, WS4 1NN

Offers in Excess of £250,000

Rushall

Offers in Excess of £250,000



Set within easy reach of amenities, schools and transport links and offered for sale with no onward chain, this superb semi-detached house provides neatly presented accommodation with an internal viewing highly advised to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, and access to under-stairs storage, light and airy living room with bay window to the front elevation and fireplace with gas fire inset and extended lounge with further fireplace with gas fire and patio door to the rear garden.

Completing the ground floor, there is the light and airy kitchen/breakfast room which features a range of wall/base units, integrated fridge, oven and hob with extractor over, plumbing for a washing machine and access to side lean-to, which has power/lighting supplied, provides secure access front to back and offers useful storage space.

To the first floor there are three bedrooms - two good sized doubles and a single - and the shower room which has fitted storage cupboards and suite comprising WC, wash basin and corner shower cubicle.

Externally, the rear garden is laid mainly to lawn with a selection of shrubs/bushes and a paved patio area and there is a gated driveway to the front of the property.





Property Specification

Hall

Front Reception Room - 4.32m (14'2") max into bay
x 3.44m (11'3")

Rear Reception Room - 6.42m (21'1") x 3.31m
(10'10") max

Kitchen/Breakfast Room -

5.18m (17') x 2.80m (9'2")
max/1.90m (6'3") min

Lean-to - 4.94m (16'3") x 1.36m (4'6")

Bedroom 1 - 4.51m (14'9") max into bay
x 3.21m (10'7")

Bedroom 2 - 3.63m (11'11") x 3.36m (11')

Bedroom 3 - 2.47m (8'1") x 2.14m (7')

Shower Room - 2.29m (7'6") x 1.88m (6'2")

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: 18th June 2024

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: C

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

