



119a Barns Lane, Rushall
Walsall, WS4 1HH

Offers in the Region Of £250,000

Rushall

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Set within easy reach of amenities, schools and transport links and offered for sale with no onward chain, this superb semi-detached house has been tastefully modernised by the current owner, making an ideal purchase for a first-time buyer or young family alike, with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, well-appointed kitchen with stylish grey wall and base units, integrated fridge, oven and hob with extractor over, plumbing for washing machine/dishwasher and door to rear garden. Completing the ground floor there is the light and airy living room with large patio door leading into the good-sized conservatory which overlooks the rear garden.

To the first floor, bedroom one is a generous double bedroom with window to the rear elevation and there are two further bedrooms and the shower room with suite comprising WC, wash basin and corner shower cubicle with mains shower fitted.

Externally, the neatly maintained rear garden is predominantly paved with a selection of shrubs / bushes and there is driveway parking to the front of the property with access to the garage. The property incorporates solar panels which are leased from 'A Shade Greener' meaning the home benefits from reduced energy bills.





Property Specification

Hall	
Lounge -	4.16m (13'8") x 3.88m (12'9")
Conservatory -	3.50m (11'6") x 3.23m (10'7")
Kitchen -	2.97m (9'9") x 2.32m (7'7")
Garage -	4.68m (15'4") x 2.50m (8'3")
Bedroom 1 -	4.16m (13'8") x 3.43m (11'3")
Bedroom 2 -	3.75m (12'4") x 2.28m (7'6")
Bedroom 3 -	2.86m (9'5") x 1.85m (6'1")
Shower Room -	1.89m (6'2") x 2.32m (7'7")

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: 10th August 2024

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage
 Council tax band: B
 Tenure: Freehold
 Solar panels are leased via arrangement with 'A Shade Greener'.

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	83	86
(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

