



126 Chatsworth Crescent, Rushall,  
Walsall, WS4 1RU

Offers in the Region Of £200,000

# Rushall

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Set within easy reach of amenities, schools and transport links, this superb, mid-terraced property offers neatly presented accommodation, ideally suited to first time buyer or young family alike, and an internal viewing is highly recommended.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and access to useful storage area (currently used for coats/shoes), a light and airy dual aspect lounge/dining room with large window to the front elevation and French windows to the rear and well-appointed kitchen with a range of fitted wall/base units, integrated oven and hob, plumbing for a washing machine and door to the rear garden.

To the first floor there are three excellent bedrooms - two generous doubles and a single, shower room and separate WC.

Externally, the rear garden is laid mainly to lawn with a paved patio area and brick-built store and there is a low maintenance, tarmac fore-garden.





## Property Specification

Hall

Lounge/Diner - 5.63m (18'6") x 3.36m (11') max

Kitchen - 4.08m (13'4") max x 3.00m (9'10") max

Bedroom 1 - 3.36m (11') to wardrobe front x 3.07m (10'1") plus recess

Bedroom 2 - 3.78m (12'5") x 2.44m (8') plus recess

Bedroom 3 - 2.46m (8'1") x 2.13m (7')

Shower Room - 1.75m (5'9") x 1.48m (4'10")

WC

### 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: 31st August 2024

### Viewer's Note:

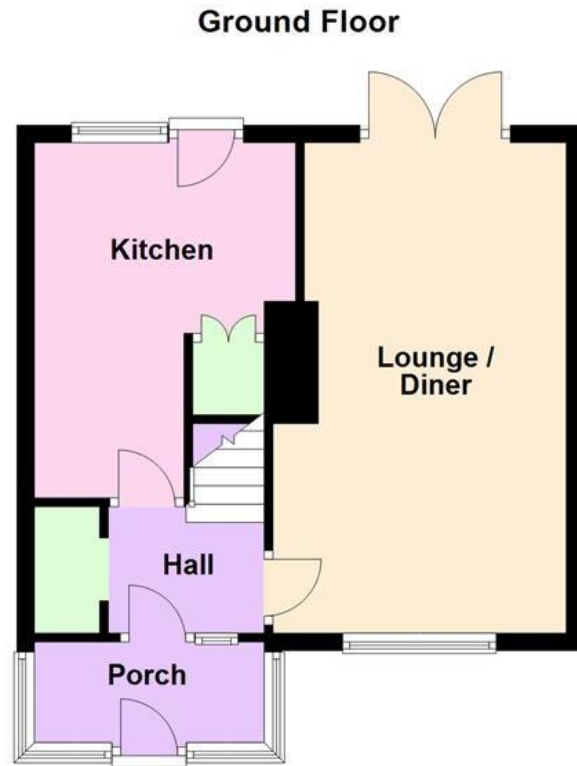
Services connected: Gas, Water, Electric & Drainage

Council tax band: A


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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

## Map Location

