



74 Queens Road, Rushall,
Walsall, WS4 1HP

Offers in Excess of £280,000

Rushall

Offers in Excess of £280,000



Set within easy reach of schools, amenities and transport links, this superb semi-detached house boasts beautifully presented, extended accommodation, ideally suited to being a superb family home and an internal viewing is highly recommended to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to the first floor, light and airy lounge with bow window the front elevation, feature fireplace with remote control gas fire inset and double doors leading into the extended dining/sitting room. Completing the ground floor there is the beautifully appointed, extended kitchen which features a range of wall/base units, granite worktops, integrated fridge, dishwasher, fridge/freezer, double oven/grill, hob with extractor over, plumbing for a washing machine, door to rear garden and access to the ground floor bathroom with suite comprising WC, wash basin and spa-bath.

To the first floor there are three bedrooms - two generous doubles and good sized single - and the shower room with suite comprising WC, wash basin with contemporary vanity unit featuring pull-out drawers and corner shower cubicle with power shower featuring body jets fitted.

Externally, the neatly maintained rear garden is laid mainly to lawn with a paved patio area and there is driveway parking to the front of the property with access to the good-sized garage via an electrically operated sectional door.





Property Specification

| | |
|-----------------------|---------------------------------------|
| Hall | |
| Porch | |
| Lounge - max | 4.27m (14') x 3.93m (12'11") |
| Dining/Sitting Room - | 5.08m (16'8") x 2.64m (8'8") max |
| Kitchen - | 5.63m (18'6") max x 4.41m (14'6") max |
| Bathroom - | 2.29m (7'6") max x 1.86m (6'1") max |
| Garage - | 5.09m (16'8") x 3.23m (10'7") |
| Bedroom 1 - | 4.21m (13'10") x 2.75m (9') |
| Bedroom 2 - | 3.02m (9'11") x 2.75m (9') |
| Bedroom 3 - | 3.20m (10'6") x 2.17m (7'2") |
| Shower Room - | 2.13m (7') x 1.72m (5'8") |

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: 4th October 2024

Viewer's Note:

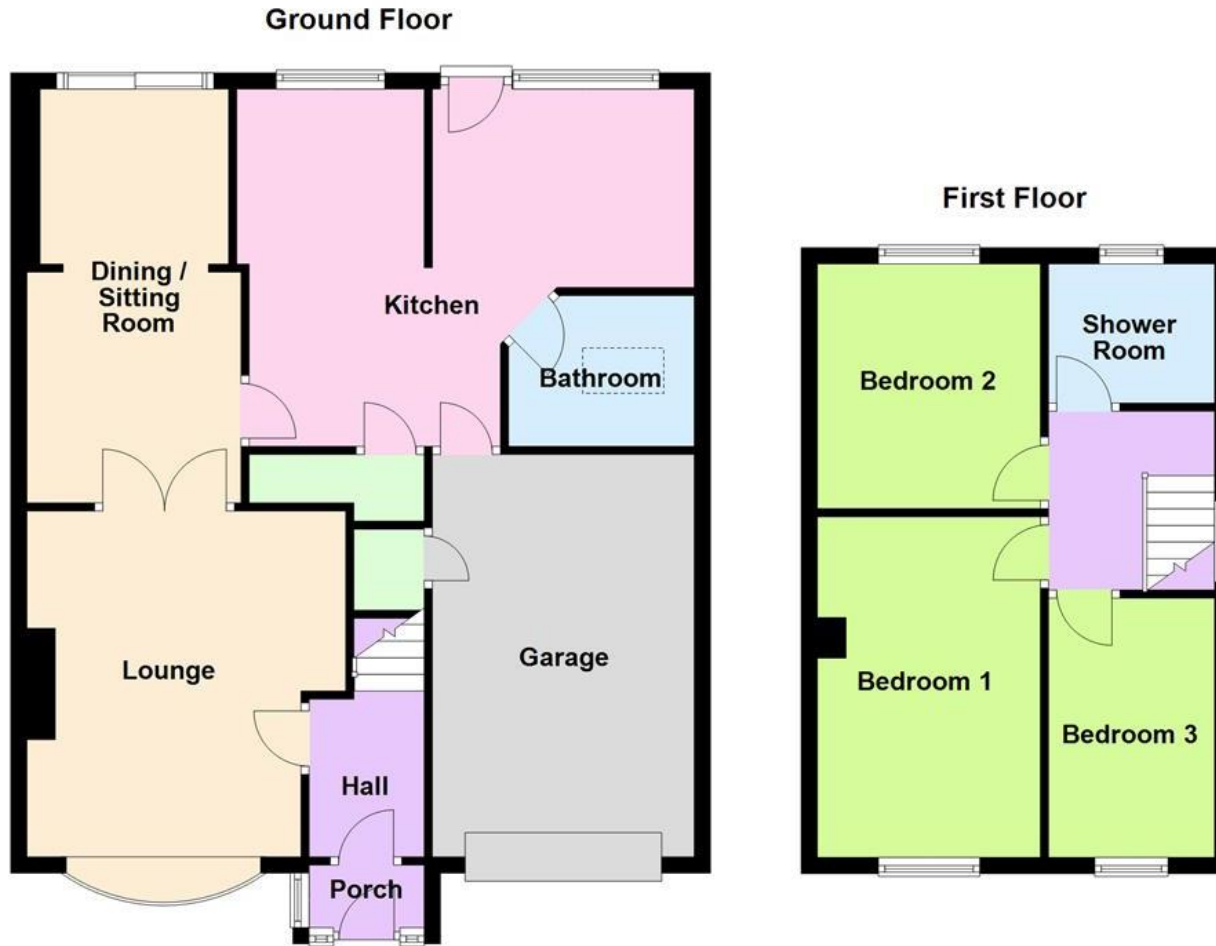
Services connected: Gas, Water, Electric & Drainage

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 | | 83 |
| (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

